



Order under Section 21.1 of the Statutory Powers Procedures Act and Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-108024-25-RV

In the matter of: 1110, 230 OAK ST
TORONTO ON M5A2E2

Between: Akelius Canada Ltd Landlord

And

Matthew Nkenor Tenant
Joshua Nkenor

Akelius Canada Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Matthew Nkenor and Joshua Nkenor (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was originally heard on February 05, 2026, and resolved by order LTB-L-0108024-25 issued on February 17, 2026.

On March 05, 2026, the Tenant requested a review of the order, and that the order be stayed until the request to review the order is resolved. On March 06, 2026, interim order LTB-L-108024-25-RV-IN was issued, staying the original order issued on February 17, 2026.

The request to review was heard on April 21, 2026. As a result of that hearing, on April 28, 2026, interim order LTB-L-108024-25-RV-IN2 was issued granting the review, canceling the original order issued February 17, 2026, and ordering this file to be heard de novo.

This application was scheduled to be heard de novo on June 16, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Mark Ciobotaru and the Tenant Matthew Nkenor were present. Prior to mediation, the Tenants did not utilize the services of Tenant Duty Counsel.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

The parties agreed that:

1. Request to review was granted under interim order LTB-L-108024-25-RV-IN2.
2. This agreement does not make any determinations on the allegations made in the Landlord's original L2 Application.
3. The Tenant has paid the filing fee to the Landlord prior to the hearing date.

On consent of the parties, it is ordered that:

1. LTB-L-108024-25-RV-IN2 issued on April 28, 2026, is canceled and replaced with the following terms:
 - a. Interim order LTB-L-108024-25-RV-IN issued on March 06, 2026, is canceled.
 - b. Original order LTB-L-0108024-25 issued on February 17, 2026, remains canceled.
 - c. The Tenancy shall continue, and the Tenant shall adhere to the following terms:
 - d. The Tenant shall pay new rent in full and on time for a period of 10-months, commencing July 01, 2026, up to and including April 01, 2027.
 - e. If the Tenant fails to comply with the conditions set out in paragraph 1d of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

June 23, 2026
Date Issued

Adam Rogers
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.