



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-030782-26

In the matter of: MAIN FLOOR, 868 MAGNOLIA AVE.
NEWMARKET ON L3Y3C7

Between: Omid Mostafavi Landlord

And

Luka Andrew Wamono Tenant

Omid Mostafavi (the 'Landlord') applied for an order to terminate the tenancy and evict Luka Andrew Wamono (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on June 15, 2026. The Landlord and the Tenant attended the hearing. The Tenant did not meet with Duty Counsel prior to the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$3,000.00. It is due on the 1st day of each month.
2. On the application Kaminvest and Andrew Luka Wamono are named as Tenants. The parties mutually requested to amend the application to correctly identify the Tenant as Luka Andrew Wamono. Therefore, throughout this order, Luka Andrew Wamono is referred to as the only Tenant.
3. The application originally identified the rental unit address as Jacarandah Dr. 979, Newmarket, Ontario L3Y 5K6. The parties have mutually requested that the application be amended to correctly reflect the rental unit address as 868 Magnolia Ave., Main Floor, Newmarket, Ontario L3Y 3C7.

On consent it is ordered that:

1. The application is amended to correctly identify the Tenant as Luka Andrew Wamono.

2. The application is amended to correctly identify the address of the rental unit as 868 Magnolia Ave., Main Floor, Newmarket, Ontario L3Y 3C7.
3. The Tenant shall pay to the Landlord \$10,386.00 which represents arrears of rent (\$10,200.00) plus the application filing fee (\$186.00) for the period ending June 30, 2026.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:

Date Payment Due	Amount of Payment
July 1, 2026	\$2,000.00
August 1, 2026	\$2,000.00
September 1, 2026	\$2,000.00
October 1, 2026	\$2,000.00
November 1, 2026	\$2,386.00

5. The Tenant shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting July 1, 2026 and continuing each month until November 1, 2026, or until the arrears are paid in full, whichever date is earliest.
6. If the Tenant fails to make any one of the payments in accordance with paragraphs 4 and 5 of this order, the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 22, 2026
Date Issued

 Floredana Ungureanu
 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.