



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-032892-26

In the matter of: 3f, 3161 WESTON RD
NORTH YORK ON M9M2T4

Between: manu mand Landlord

And

Rasheed Chikwereuba Tenant

manu mand (the 'Landlord') applied for an order to terminate the tenancy and evict Rasheed Chikwereuba (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 18, 2026.

The Landlord and the Tenant attended the hearing. The Tenant was represented by Mr. Sone.

The parties before the LTB consented to the following order:

Agreed Facts:

1. The parties agree that they will have a face-to-face meeting at noon on June 20, 2026, to discuss any outstanding maintenance issues at the rental unit. The Landlord agrees to address and remedy any maintenance issues in a timely manner.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$6,000.00** for arrears of rent and costs up to **June 30, 2026**. The outstanding arrears and filing fees to June 30, 2026, were initially \$15,586.00. The Tenant raised Section 82 maintenance issues and the Landlord paid an abatement of \$9,586.00 regarding Section 82. The outstanding arrears to June 30, 2026, are reduced to \$6,000.00.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - (a) Effective June 22, 2026, and on or before, the 22nd day of each consecutive month thereafter, for a period of 30 consecutive months, the Tenant will pay an additional \$200.00 per month representing arrears and filing fees.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **July 1, 2026**, until the arrears are paid in full.

4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraphs 1, 2, 3, of this order shall become immediately due and owing and 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 Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after **June 30, 2026**.

June 22, 2026

Date Issued

Suzy Franklyn

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.