



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

File Number: LTB-L-029346-26

In the matter of: 2, 40 MARK AVE
VANIER ON K1L6A7

Between: Mark Manor Landlord

And

Kibuya Miancho Tenants
Furaha Kulu

Mark Manor (the 'Landlord') applied for an order to terminate the tenancy and evict Kibuya Miancho and Furaha Kulu (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on June 16, 2026. Before the start of the hearing, the Landlord's Representative, Grace George, the Landlord's Agent, Paul Hill and the Tenant, Kibuya Miancho, on behalf of the Tenants, advised that the parties had reached an agreement. The Tenant declined the opportunity to speak with Tenant Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed fact:

- The current monthly rent is due on the 1st day of each month. The rent for July 2026 will be paid on or before July 15, 2026.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlord **\$640.22**, which represents the arrears of rent (\$454.22) and costs (\$186.00) outstanding for the period ending June 30, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

- a) \$227.11 on or before June 27, 2026;
 - b) \$227.11 or before August 2, 2026; and
 - c) \$186.00 on or before September 2026.
3. The Tenants shall pay the Landlord the rent in full for July 2026 on or before July 15, 2026. the Tenants shall also pay the Landlord the rent in full for August 2026 on or before August 1, 2026, or until there are no arrears owing, whichever comes first.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 24, 2026
Date Issued

Sarah Visnovec
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.