



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-040701-26-SA

In the matter of: 36, 1100 MEDFORD ST
OTTAWA ON K1Z8L5

Between: Logement communautaire d'Ottawa Landlord

And

Wyclef Mbayo Shikala Tenants
Isabelle Inango Mwamba
Hasler Lenge Mwamba
Arlette L Lenge Kasongo

Logement communautaire d'Ottawa (the 'Landlord') applied for an order to terminate the tenancy and evict Wyclef Mbayo Shikala, Isabelle Inango Mwamba, Hasler Lenge Mwamba and Arlette L Lenge Kasongo (the 'Tenants') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on February 4, 2026 with respect to application LTB-L-100235-25.

The Landlord application was resolved by order LTB-L-040701-26, issued on May 25, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-040701-26.

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

The Landlord's Agent Beth Cummings and only the Tenant Wyclef Shikala attended the hearing.

Determinations:

1. At the outset of the hearing, the Landlord consented to the set aside motion, and the parties requested an order on consent.
2. The Board granted the request.

On consent it is ordered that:

1. the motion to set aside Order LTB-L-040701-26, issued on May 25, 2026, is granted.

2. The previous order issued on February 4, 2026, with respect to LTB-L-100235-25 is amended as follows:
 - a. The total arrears of rent owing for the period ending June 30, 2026, including fees is \$10,254.00.
 - b. The Tenants shall pay the arrears as follows:
 1. The Tenants shall pay on or before June 20, 2026, 513.00.
 2. On or before the 25th day of each month commencing July 25, 2026, the Tenants shall pay \$513.00 towards arrears of rent.
 3. The Tenants shall make a final payment towards arrears of rent in the amount of \$507.00 on or before January 25, 2026.
 - c. The Tenant shall pay the lawful monthly rent in full and on time when it comes due on or before the first day of each month until the arrears of rent are paid in full.
3. If the Tenants fail to make any one of the payments in accordance with paragraph 2 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 2 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 Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after June 18, 2026.

June 24, 2026
Date Issued

Robert Patchett
Vice Chair, 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.