



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

**File Number:** LTB-L-028966-26

**In the matter of:** G4, 1191 BIRCHMOUNT RD  
SCARBOROUGH ON M1P2C1

**Between:** 2749330 ONTARIO INC. Landlord

**And**

STEPHEN NGANGA Tenant

2749330 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict STEPHEN NGANGA (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on June 22, 2026, by video conference, at which the parties came to a consent and requested to meet with the Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord's Representative, Abigail Turberfield, and the Tenant were present.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$5,991.00 for arrears of rent up to June 30, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - a) \$500.00 in full on or before the 15<sup>th</sup> day of each month beginning July 15, 2026 up to and including December 15, 2026;
  - b) \$500.00 in full on or before the 30<sup>th</sup> day of each month beginning July 30, 2026 up to and including November 30, 2026; and
  - c) \$491.00 in full on or before December 30, 2026.
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 to December 1, 2026, or until the arrears are paid in full, whichever date is earliest.

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 paragraph 1 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 24, 2026**  
**Date Issued**

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**Christine Leitch**  
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.