



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

File Number: LTB-L-036684-26-SA

In the matter of: 2402, 2405 FINCH AVE W
NORTH YORK ON M9M2X2

Between: MEDALLION CORPORATION

Landlord

And

Abiodun Aderinsola Aranmolate
Isiaka Isaac Uduimoh

Tenant

MEDALLION CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict Abiodun Aderinsola Aranmolate and Isiaka Isaac Uduimoh (the 'Tenant') 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 December 17, 2025 with respect to application LTB-L-058080-25-SA.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant in this decision's title of proceedings.

The Landlord's application was resolved by order LTB-L-036684-26, issued on May 1, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-036684-26.

The application was scheduled to be heard by video conference on June 22, 2026. Lindsay Faria attended on behalf of the Landlord. Tenant Abiodun Aderinsola Aranmolate attended and was represented by Oriel Varga. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. 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.

The Parties agreed:

- a. The motion to set aside Order LTB-L-036684-26, issued on May 1, 2026, is granted.

- b. Order LTB-L-036684-26, issued on May 1, 2026, is set aside and cannot be enforced. It is replaced with this Consent Order LTB-L-036684-26-SA.
- c. The current lawful rent is \$1,930.14. The rent is due on the 1st day of each month.
- d. The rent arrears owing by the Tenant up to and including June 30, 2026, including the application filing fee are \$4,231.39.
- e. The Tenant will enter into a payment plan for the rent arrears.
- f. The rent due on July 1, 2026, will be a delayed payment and will be paid on or before July 20, 2026.

It is ordered on consent that:

- 1. The motion to set aside Order LTB-L-036684-26, issued on May 1, 2026, is granted.
- 2. Order LTB-L-036684-26, issued on May 1, 2026, is set aside and cannot be enforced. It is replaced with this Consent Order.
- 3. The Tenant shall pay to the Landlord \$4,231.39. The amount represents rent arrears up to June 30, 2026, including the filing fee.
- 4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule

Date of Payment	Payment Amount
July 20, 2026	\$700.00
August 20, 2026	\$700.00
September 20, 2026	\$700.00
October 20, 2026	\$700.00
November 20, 2026	\$700.00
December 20, 2026	\$700.00
January 20, 2027	\$31.99

- 5. The Tenant shall also pay to the Landlord new lawful rent on time and in full as it comes due and owing for the period, of and including, July 20, 2026 (due to the agreed upon delayed payment) to January 1, 2027, 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 this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 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 30, 2026
Date Issued

Helen Giannini
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.