



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

File Number: LTB-L-019010-26

In the matter of: 11, 35 PROVENCE TRAIL
ETOBICOKE ON M9V5B6

Between: Nivlog Investments Limited Landlord

And

Eric Bediako Tenants
Justin Bediako

Nivlog Investments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Eric Bediako and Justin Bediako (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 13, 2026.

The Landlord's Legal Representative, Daniel Coulson, and the Tenants attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$502.16 for arrears of rent up to May 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) Payment in the amount of \$502.16 on or before May 31, 2026
3. 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 May 31, 2026.

June 26, 2026
Date Issued

Samantha Greaves
Member, 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.