



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-031729-26

In the matter of: 9, 74 HANNA ST W
WINDSOR ON N8X1C8

Between: 2779932 Ontario Inc. c/o Richmond Property Management. Landlord

and

Arold Christian Kamgaing Tenants
Sidoine Agnes Stella Ngah Ateba

2779932 Ontario Inc. c/o Richmond Property Management. (the 'Landlord') applied for an order to terminate the tenancy and evict Arold Christian Kamgaing and Sidoine Agnes Stella Ngah Ateba (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on June 22, 2026, by video conference, at which time the parties engaged in private settlement discussions.

The Landlord's Legal Representative, Kira Passell, and the Tenants, reached an agreement and requested an order on consent. I am satisfied that the parties understand the consequences of their consent.

It is agreed that:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The current rent is \$1,350.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$44.38. This amount is calculated as follows: \$1,350.00 x 12, divided by 365 days.
4. The Tenants have paid \$2,700.00 to the Landlord since the application was filed.
5. The rent arrears owing to June 30, 2026, are \$2,362.50.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a rent deposit of \$1,350.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
8. Interest on the rent deposit, in the amount of \$22.68 is owing to the Tenants for the period from September 4, 2025, to June 22, 2026.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**

- \$2,548.50 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$3,898.50* if the payment is made on or before July 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$5,248.50* if the payment is made on or before August 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$6,598.50* if the payment is made on or before September 14, 2026. See Schedule 1 for the calculation of the amount owing.

* LESS any payment made toward rent and/or arrears/costs per paragraphs 10 or 11 of this order.

3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after September 14, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before September 14, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$802.18. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.

6. The Tenants shall also pay the Landlord compensation of \$44.38* per day for the use of the unit starting June 23, 2026, until the date the Tenants move out of the unit.

* LESS any payment made toward rent and/or arrears/costs per paragraphs 10 or 11 of this order.

7. If the Tenants do not pay the Landlord the full amount owing on or before September 14, 2026, the Tenants will start to owe interest. This will be simple interest calculated from September 15, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before September 14, 2026, then starting September 15, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after September 15, 2026.

Additional Conditions

10. The Tenants shall make the following payments to the Landlord to be applied to the amount owing per paragraph 2 of this order:

Date of Payment	Payment Amount
July 10, 2026	\$500.00
July 24, 2026	\$500.00
August 7, 2026	\$500.00
August 21, 2026	\$500.00
September 14, 2026	\$548.50

11. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing, on or before the 1st day of each month, for the period July 1, 2026, to September 1, 2026, or until the arrears are paid in full, whichever date is earliest.
12. If the Tenants make the payments as indicated in paragraphs 10 or 11, these payments will reduce the amount required to void the order as set out in paragraph 2 accordingly.
13. If the Tenants fail to make the payments in accordance with paragraphs 10 or 11 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 Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* for an order terminating the tenancy and evicting the Tenants earlier than September 14, 2026, and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 26, 2026
Date Issued

Johnnise Fenton
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on March 15, 2027, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2026

Rent Owing to June 30, 2026	\$5,062.50
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,700.00
Total the Tenants must pay to continue the tenancy	\$2,548.50

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before July 31, 2026

Rent Owing to July 31, 2026	\$6,412.50
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,700.00
Total the Tenants must pay to continue the tenancy	\$3,898.50*

C. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before August 31, 2026

Rent Owing to August 31, 2026	\$7,762.50
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,700.00
Total the Tenants must pay to continue the tenancy	\$5,248.50*

D. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before September 14, 2026

Rent Owing to September 30, 2026	\$9,112.50
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,700.00
Total the Tenants must pay to continue the tenancy	\$6,598.50*

* LESS any payment made toward rent and/or arrears/costs per paragraphs 10 or 11 of this order.

E. Amount the Tenants must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$4,688.86
Application Filing Fee	\$186.00

Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,700.00
Less the amount of the last month's rent deposit	- \$1,350.00
Less the amount of the interest on the last month's rent deposit	- \$22.68
Total amount owing to the Landlord	\$802.18
Plus, daily compensation owing for each day of occupation starting June 23, 2026	\$44.38** (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	