



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

File Number: LTB-L-035374-26

In the matter of: 402, 6995 AILANTHUS AVE
NIAGARA FALLS ON L2G7W2

Between: STAMFORD KIWANIS NON-PROFIT
HOMES C/O SHABRI PROPERTIES
LIMITED Landlord

And

FKADU ZEREMARIAM Tenant

STAMFORD KIWANIS NON-PROFIT HOMES C/O SHABRI PROPERTIES LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict FKADU ZEREMARIAM (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on June 25, 2026. The Landlord's legal representative Judith Callender and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. 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.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5,950.00 which represents arrears of rent (\$5,764.00) plus the application filing fee (\$186.00) for the period ending June 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - Payments of \$200.00 on or before the 15th day of each month starting on July 15, 2026, and continuing each month until September 15, 2026; and
 - Payments of \$600.00 on or before the 15th day of each month starting on October 15, 2026, and continuing each month until May 15, 2027; and
 - a final payment of \$550.00 on or before June 15, 2027.

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 June 1, 2027, 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 30, 2026
Date Issued

Sandra Sabourin
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.