



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

File Number: LTB-L-096067-25

In the matter of: 109, 2020 SHEPPARD AVE W
TORONTO ON M3N 1A3

Between: Capreit 2 Limited Partnership Landlord

and

Leroy Augustus Mingo Tenant

Capreit 2 Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Leroy Augustus Mingo (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 3, 2026.

The Landlord's representative, Jason Paine, and the Tenant attended the hearing.

At the hearing the parties reached an agreement. The Landlord's representative consented on behalf of the Landlord, and I am satisfied that the Tenant understood the terms of the consent.

On consent of the parties, it is ordered that:

1. On or before February 28, 2026, the Tenant shall pay to the Landlord \$1,317.41 which includes the rent arrears through February 28, 2026, and filing fee of \$186.00.
2. 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 Board 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 February 28, 2026.

February 12, 2026
Date Issued

15 Grosvenor Street, Ground Floor
Toronto, ON M7A 2G6

Adeela Alvez
Member, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.