



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

**File Number:** LTB-L-099661-25

**In the matter of:** 5, 2252 KEELE ST  
NORTH YORK ON M6M3Y9

**Between:** Stan Mincer Landlord

**And**

Adebayo Adeyemi Tenant

Stan Mincer (the 'Landlord') applied for an order to terminate the tenancy and evict Adebayo Adeyemi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 4, 2026.

The Landlord's Legal Representative, Kevin Anderson, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$11,193.50 for arrears of rent up to February 28, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

| <b>Payment Due Date</b>       | <b>Payment Amount</b>                  |
|-------------------------------|----------------------------------------|
| On or before April 1, 2026    | Lawful rent plus \$1,472.50 each month |
| On or before May 1, 2026      | Lawful rent plus \$1,472.50 each month |
| On or before June 1, 2026     | Lawful rent plus \$1,472.50 each month |
| On or before July 1, 2026     | Lawful rent plus \$1,472.50 each month |
| On or before August 1, 2026   | Lawful rent plus \$1,472.50 each month |
| On or before September1, 2026 | Lawful rent plus \$1,472.50 each month |
| On or before October 1, 2026  | Lawful rent plus \$1,472.50 each month |
| On or before November 1, 2026 | Lawful rent plus \$886.00 each month   |

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing, on or before the 1<sup>st</sup> day of each month, for the period March 1, 2026, to November 1, 2026, 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 February 28, 2026.

**February 17, 2026**  
**Date Issued**

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Christopher Lin  
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.