



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

File Number: LTB-L-108042-25

In the matter of: 702, 501 KINGSTON RD
TORONTO ON M4L 1V7

Between: Akelius Canada Ltd Landlord

and

Mark Leingruener
George Crocker

Tenants

Akelius Canada Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Mark Leingruener and George Crocker (the 'Tenants') because the Tenants have been persistently late in paying their rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on February 5, 2026.

The Landlord's representative, Mark Ciobotaru, and the Tenant, Mark Leingruener, attended the hearing.

The parties reached an agreement. The Landlord's representative consented on behalf of the Landlord, and Mark Leingruener consented on behalf of all the Tenants. I am satisfied that Mark Leingruener understood the terms of the consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants pay their lawful rent to the Landlord on time and when it becomes due for twelve months (12) commencing March 1, 2026 and continuing through to and including February 28, 2027.
2. If the Tenants fail to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the Board without notice to the Tenants.

3. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application on March 31, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.

February 17, 2026
Date Issued

Adeela Alvez
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.