



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

File Number: LTB-L-073711-25

In the matter of: 1023 HAIG BLVD
MISSISSAUGA ON L5E2M4

Between: Francesco Culmone Landlord

and

NELSON LEDO Tenant

Francesco Culmone (the 'Landlord') applied for an order to terminate the tenancy and evict NELSON LEDO (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was scheduled to be heard by videoconference on March 4, 2026. Instead, the Landlord and the Tenant engaged in private settlement discussions and then participated in a mediation session.

Parties reached an agreement and requested an order on consent to resolve the application.

The parties agreed that:

1. The Landlord has paid the Tenant the one-month compensation as required by the Act when an N12 notice is served
2. The Landlord collected a \$2,000.00 security deposit, in contravention of the Act and therefore will be using this deposit to cover the lawful monthly rent for April 2026.
3. The Tenant shall pay the lawful monthly rent for May 2026 and June 2026.
4. The Landlord is also holding a last month's rent deposit. It will be applied to the last month of the tenancy; July 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

3. 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 August 1, 2026.

March 9, 2026

Date Issued

Lindsay Phomin

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 of the Tenant expires on February 1, 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.