



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-107819-25

In the matter of: 1403, 2020 SHEPPARD AVE W
TORONTO ON M3N1A3

Between: CAPREIT 2 LIMITED PARTNERSHIP Landlord

And

WASING JUNIOR THOMPSON Tenant

CAPREIT 2 LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict WASING JUNIOR THOMPSON (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

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

CAPREIT 2 LIMITED PARTNERSHIP (the 'Landlord') also applied for an order requiring WASING JUNIOR THOMPSON (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on April 2, 2026.

The Landlord's Representative, Geoff Paine, the Landlord's Agent, Sienna Daproza and the Tenant, Wasing Junior Thompson attended the hearing. The parties agreed to participate 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 the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay the Landlord \$2,333.00 for the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property and this includes the Landlord's filing fee.

2. The Tenant shall pay the amount owing in paragraph (1) on or before May 15, 2026.
3. If the Tenant fails to comply with the conditions set out in 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 Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

April 10, 2026
Date Issued

Tanya Speedie
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.