



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

File Number: LTB-L-023715-26

In the matter of: 2710, 45 DUNFIELD AVE
TORONTO ON M4S2H4

Between: SHIPLAKE PROPERTIES LTD.

Landlord

And

JOHNNY COLLINS MUSINGA
ISSAC BARI

Tenant

SHIPLAKE PROPERTIES LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict JOHNNY COLLINS MUSINGA and ISSAC BARI (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.

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

This application was heard by videoconference on June 23, 2026.

The Landlord's legal representative Geoff Paine, Landlord's agent Christine Racine, and the Tenant's legal representative Emmanuel Kagasho attended the hearing. At the hearing the parties reached a consent. I was satisfied it was an informed consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. Beginning immediately, and for the remainder of the tenancy, the Tenant shall not advertise the rental unit for rent, assign the rental unit, and/or sublet the rental unit without the written consent of the Landlord.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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 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.
4. The Tenant shall pay the Landlord \$186.00 for the application filing fee on or before July 15, 2026.

5. If the Tenant does not pay the Landlord the full amount owing on or before July 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 16, 2026 at 4.00% annually on the balance outstanding.

June 30, 2026
Date Issued

Brett Lockwood
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.