



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

**File Number:** LTB-L-030988-26

**In the matter of:** 1032, 2700 AQUITAINE AVE  
MISSISSAUGA ON L5N3J6

**Between:** 7838794 Canada Inc. c/o Minto Management Ltd. Landlord

**and**

Leon Mawanga Tenant

7838794 Canada Inc. c/o Minto Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Leon Mawanga (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

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

The application was scheduled to be heard on June 17, 2026, by video conference, at which time the parties engaged in private settlement discussions.

The Landlord's Legal Representative, Faith McGregor, and the Tenant were present and reached an agreement and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

**The parties agreed that:**

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. Based on the monthly rent, the daily compensation is \$98.06. This amount is calculated as follows: \$2,982.68 x 12, divided by 365 days.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The Landlord collected a rent deposit of \$2,938.21 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$28.40 is owing to the Tenant for the period from January 1, 2026, to June 17, 2026.

**It is ordered consent 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.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
5. The Landlord collected a rent deposit of \$2,938.21 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$28.40 is owing to the Tenant. However, the Landlord is authorized to deduct from the amount owing to the Tenant the costs of filing the application and compensation of \$98.06 per day for the use of the unit starting August 1, 2026, until the date the Tenant moves out of the unit.
6. The Landlord and the Tenant shall pay to the other any sum of money that is owed as a result of this order

**June 25, 2026**  
**Date Issued**

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Johnnise Fenton  
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.