



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

File Number: LTB-L-077913-25

In the matter of: 803, 80 WELLESLEY ST E
TORONTO ON M4Y1H3

Between: MetCap Living Management Inc. Landlord

And

Ashraf Alloub Tenants
Tamir Zuhair
Ahmed Alloub

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ashraf Alloub, Tamir Zuhair and Ahmed Alloub (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on December 9, 2025.

Only the Landlord's Representative, Phylcia Thomas, attended the hearing.

As of 10:14 a.m., the Tenants were not present or represented at the hearing, although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on September 30, 2025. Rent arrears are calculated up to the date the Tenants vacated the unit
4. The lawful rent is \$2,199.00. It was due on the 1st day of each month.

5. The Tenants had not made any payments since the application was filed.
6. The rent arrears owing to September 30, 2025, are \$5,570.42.
7. The Landlord is entitled to \$30.00 to reimburse the Landlord for administration charges and \$60.00 for bank fees the Landlord incurred as a result of 3 cheques given by or on behalf of the Tenants which were returned NSF.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of September 30, 2025, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$5,846.42. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application and unpaid NSF charges. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before January 17, 2026, the Tenants will start to owe interest. This will be simple interest calculated from January 18, 2026, at 4.00% annually on the balance outstanding.

January 6, 2026
Date Issued

Christopher Lin
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay as the tenancy is terminated

Rent Owing to Move Out Date	\$5,570.42
Application Filing Fee	\$186.00
NSF Charges	\$90.00
Total amount owing to the Landlord	\$5,846.42