



January 5, 2026

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

File Number: LTB-L-088012-25

In the matter of: 1704, 15 EVA RD
ETOBICOKE ON M9C4W3

Between: Metcap Living Management Inc. Landlord

And

Jerry Phileus Tenants
Stephano Haro

Metcap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Jerry Phileus and Stephano Haro (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on December 17, 2025.

The Landlord Representative Moez Nabi and the Tenants Jerry Phileus and Stephano Haro attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$1,970.36. It is due on the 1st day of each month.
3. The rent arrears owing to December 31, 2025 are \$2,026.44.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. Accordingly, the total amount the Tenants owe the Landlord is \$2,212.44.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$2,212.44 for arrears of rent up to December 31, 2025 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Amount of Payment	Payment Due Date
\$368.74	January 31, 2026
\$368.74	February 28, 2026
\$368.74	March 31, 2026
\$368.74	April 30, 2026
\$368.74	May 31, 2026

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **January 1, 2026 to May 1, 2026** or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after **December 31, 2026**.

January 5, 2026
Date Issued

 Sarah Harriman
 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.