



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

File Number: LTB-L-080502-25

In the matter of: 129, 7170 DARCEL AVE
MISSISSAUGA ON L4T3T5

Between: Metcap Living Management Inc. Landlord

And

Mitchell Martin Tenants
Kizzi Thomas

Metcap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Mitchell Martin and Kizzi Thomas (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord Representative Moeez Nabi and the Tenant Kizzi Thomas, representing all Tenants 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 \$1,699.15. It is due on the 1st day of each month.
3. The rent arrears owing to December 31, 2025 are \$114.00.
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 \$300.00.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$300.00 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 on or before December 31, 2025.
3. If the Tenants do not pay the Landlord the full amount owing on or before December 31, 2025, the Tenants will start to owe interest. This will be simple interest calculated from January 1, 2026 at 4.00% annually on the balance outstanding.

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.