



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-067186-25-RV

In the matter of: 110, 700 SIR JOHN A MACDONALD BLVD
KINGSTON ON K7M1A4

Between: MetCap Living Management Inc Landlord

And

Daniel Higgins Tenant

Review Order

MetCap Living Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Daniel Higgins (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was resolved by order LTB-L-067186-25 issued on November 5, 2025.

On December 5, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On December 11, 2025 interim order LTB-L-067186-25-RV-IN was issued, staying the order issued on November 5, 2025.

This review request was heard by videoconference on January 6, 2026.

The Landlord's Legal Representative, Halima Channiwala, the Tenant's Legal Representative, Lauren Thompson, and the Tenant attended the hearing.

The parties requested an Order on consent. I am satisfied the parties understood the consequence of this consent Order. The parties agreed as follows:

On consent it is ordered that:

1. The request to review order LTB-L-067186-25 issued on November 5, 2025 is granted.
2. Order LTB-L-067186-25, issued on November 5, 2025, is cancelled and replaced with this order.
3. The Tenant shall pay the Landlord \$2,860.16, which represents the arrears of rent and costs outstanding for the period ending January 31, 2026.

4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:
 - a) \$151.20 on or before February 28, 2026
 - b) \$151.12 on or before March 30, 2026
 - c) \$151.12 on or before April 30, 2026
 - d) \$151.12 on or before May 30, 2026
 - e) \$151.12 on or before June 30, 2026
 - f) \$151.12 on or before July 30, 2026
 - g) \$151.12 on or before August 30, 2026
 - h) \$151.12 on or before September 30, 2026
 - i) \$1651.12 on or before October 30, 2026
5. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026 to October 1, 2026, or until the arrears are paid in full, whichever date is earliest.
6. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 3 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 14, 2026
Date Issued

Vicky Liu
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.