



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-080798-25

In the matter of: 1571 WILLIAMSPORT DR
MISSISSAUGA ON L4X1T7

Between: METCAP LIVING MANAGEMENT INC. Landlord

And

FIDELINE DJOKENG Tenant

METCAP LIVING MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict FIDELINE DJOKENG (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on December 18, 2025. The Landlord's legal representative Phylicia Thomas and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Correction of the Costs Calculation: Reduction of Amount Owning

On December 19, 2025 the Landlord's legal representative was advised that the total rent arrears amount agreed to by the parties exceeded the arrears and costs claimed by the Landlord on their L1/L9 Information Update sheet. Specifically, the cost of the application filing fee (\$186.00) was added twice to the total amount the Landlord claimed the Tenant owed when the consent agreement was recorded. The Landlord agreed that this duplication was in error and the second cost amount should be removed.

This order reflects a reduced total rental arrears amount in accordance with the Landlord's legal representative's error confirmation in their e-mail to the Board of December 22, 2025, as there is no prejudice to the Tenant resulting from this reduction in the amount owing in this order.

It is ordered on consent that:

1. The application is amended to remove Tenant Bernard Kufur as a party to the application.
2. The Tenant shall pay to the Landlord \$341.47 which represents arrears of rent (\$155.47) plus the application filing fee (\$186.00) for the period ending December 31, 2025.

3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date Payment Due	Amount of Payment
On or before December 31, 2025	\$167.05
On or before January 31, 2026	\$167.05
On or before February 28, 2026	\$7.37

4. The Tenant 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 February 1, 2026, or until the arrears are paid in full, whichever date is earliest.
5. 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 2 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 December 31, 2025.

January 15, 2026
Date Issued

Sandra Sabourin
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.