



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-085824-25

In the matter of: 0803, 250 LAKE ST
ST CATHARINES ON L2R5Z4

Between: MetCap Living Management Inc. Landlord

And

Elie Massot Massot Tenant

MetCap Living Management Inc. (the 'Landlord') applied for an order requiring Elie Massot Massot (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on January 6, 2026.

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

As of 1:49 p.m., the Tenant was 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 Tenant vacated the rental unit on November 24, 2025. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from September 1, 2025, to November 24, 2025.
3. The lawful rent is \$2,028.00. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears and daily compensation owing to November 24, 2025, are \$5,606.03.
6. The Landlord collected a rent deposit of \$1,996.42 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.
7. Interest on the rent deposit, in the amount of \$24.07 is owing to the Tenant for the period from June 2, 2025, to November 24, 2025.

8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$3,771.54. This amount includes rent arrears owing up to November 24, 2025, and the cost of the application minus the rent deposit and interest owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before January 24, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 25, 2026, at 4.00% annually on the balance outstanding.

January 13, 2026

Date Issued

Allana McComb

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.