



**Order under Subsection 74(2)
Residential Tenancies Act, 2006**

File Number: LTB-L-082760-25

In the matter of: 0803, 155 WELLESLEY ST E
TORONTO ON M4Y1J4

Between: MetCap Living Management Inc. Landlord

And

Arshiya Nigar Tenants
Ahmed Khan

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Arshiya Nigar and Ahmed Khan (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 7, 2026.

Only the Landlord's Representative, Krizia Hernandez, attended the hearing. As of 1:17pm, the Tenants were 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.

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1. The Landlord advised the LTB that prior to the hearing the Tenants paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending October 31, 2026, and the filing fee.
2. The Landlord's application for an order terminating the tenancy and evicting the Tenants based upon arrears of rent is discontinued.

January 16, 2026
Date Issued

Teresa Hunt
Member, Landlord and Tenants 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.