



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-080258-25

In the matter of: 105, 2969 FAIRLEA CRES
OTTAWA ON K1V9N2

Between: MetCap Living Management Inc Landlord

And

Andrew Scultety Tenant

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

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

The Landlord Representative Halima Channiwala, the Tenant Representative Adrienne Paddock and the Tenant Andrew Scultety 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 Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,503.43. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$49.43. This amount is calculated as follows: $\$1,503.43 \times 12$, divided by 365 days.
4. The Tenant has paid \$3,300.04 to the Landlord since the application was filed.
5. The rent arrears owing to December 31, 2025 are \$4,939.24.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$1,501.38 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.

8. Interest on the rent deposit, in the amount of \$1.65 is owing to the Tenant for the period from December 2, 2025 to December 17, 2025.
9. The arrears shall be paid by the Homes for Good program offered through the City of Ottawa's Rent Supplement program.
10. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated and the Tenant must vacate the unit on or before December 31, 2025.
2. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$769.90. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$49.43 per day for compensation for the use of the unit starting December 18, 2025 until the date the Tenant moves out of the unit.
3. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
4. If the unit is not vacated on or before December 31, 2025, then starting January 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after January 1, 2026.

January 15, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on July 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Hearing Date	\$4,247.22
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,501.38
Less the amount of the interest on the last month's rent deposit	- \$1.65
Total amount owing to the Landlord	\$2,930.19
Plus daily compensation owing for each day of occupation starting December 18, 2025	\$49.43 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	