



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-082786-25

In the matter of: 0717, 2737 KIPLING AVE
ETOBICOKE ON M9V4C3

Between: MetCap Living Management Inc. Landlord

And

Adebowale Ogooluwa Tenant
Shadiat Amos

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

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant in this decision's title of proceedings.

The application was scheduled to be heard by video conference on January 7, 2026. The Landlord was represented by Shadiat Amos and the Tenant, Shadiat Amos was present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. 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.

The Parties agreed:

- a. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
- b. The Tenant was in possession of the rental unit on the date the application was filed.
- c. The Tenant vacated the rental unit on October 31, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
- d. The lawful rent was \$2,679.00. The rent was due on the 1st day of each month.

- e. The rent arrears owing by the Tenant up to and including October 31, 2025, including the application filing fee are \$5,461.57.
- f. The Landlord collected a rent deposit of \$2,679.00 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 terminated.

It is ordered on consent that:

- 1. The tenancy between the Landlord and the Tenant is terminated as of October 31, 2025, the date the Tenant moved out of the rental unit.
- 2. The Tenant shall pay to the Landlord \$2,782.57. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
- 3. The Landlord has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

January 14, 2026
Date Issued

Helen Giannini
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.

Schedule 1
SUMMARY OF CALCULATIONS

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

Rent Owing To Move Out Date	\$5,275.57
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,679.00
Total amount owing to the Landlord	\$2,782.57