



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

File Number: LTB-L-082745-25

In the matter of: 0201, 4 TREEWOOD ST
SCARBOROUGH ON M1P 3J4

Between: MetCap Living Management Inc. Landlord

And

Donalee Delores Daley Tenants
Teucha Natalee Daley

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Donalee Delores Daley and Teucha Natalee Daley (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on January 7, 2026. Before the start of the hearing, the Landlord's Representative, paralegal, Phylcia Thomas, and the Tenant, Teucha Natalee Daley, on behalf of the parties, advised that the parties had reached an agreement. The Tenant did not speak with Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon discussing the terms of the consent with the parties, I was satisfied that the parties made informed decisions, understanding the terms and consequences.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$2,260.97. It is due on the 1st day of each month.
3. The Tenants have paid \$6,370.00 to the Landlord since the application was filed.
4. The rent arrears owing to January 31, 2026, are \$2,627.10.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. The Landlord collected a rent deposit of \$2,153.17 from the Tenants 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.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$2,813.10 which represents arrears of rent (\$2,627.10) plus the application filing fee (\$186.00) for the period ending January 31, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$900.00 on or before January 19, 2026
 - \$900.00 on or before February 19, 2026
 - The final payment of \$1013.10 to be paid on or before March 19, 2026.
3. The Tenants shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on February 1, 2026, and March 1, 2026 or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any one of the payments in accordance with paragraphs 2 and 3 of this order, the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pays any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 14, 2026
Date Issued

Pauline Brewster
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.