



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

File Number: LTB-L-091482-25

In the matter of: 001, 52 BEAVERBROOK LANE
KANATA ON K2K1L5

Between: MetCap Living Management Inc. Landlord

And

Angela Oge Tenants
Frantzay Corvil

MetCap Living Management Inc. (the 'Landlord') applied for an order requiring Angela Oge and Frantzay Corvil (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on January 8, 2026.

Only the Landlord's Representative, Sofia Enriquez, attended the hearing.

As of 10:05 a.m., 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.

Determinations:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The Tenants did not pay the total rent they were required to pay for the period from October 1, 2025, to November 30, 2025.
3. The Landlord's Legal Representative testified that the Landlord sold the building effective December 1, 2025. They are claiming rent up to November 30, 2025. The last month's rent deposit has been transferred to the purchaser Landlord.
4. The lawful rent is \$1,582.62. It is due on the 1st day of each month.
5. The Tenants have paid \$1,582.62 to the Landlord after the application was filed.
6. The rent arrears owing to November 30, 2025, are \$1,582.62.
7. 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 Tenants shall pay to the Landlord \$1,582.62. This amount includes rent arrears owing up to November 30, 2025, and the cost of the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before January 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from January 31, 2026, at 4.00% annually on the balance outstanding.

January 19, 2026

Date Issued

Sheena Brar

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.