



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

File Number: LTB-L-091619-25

In the matter of: 904, 40 STEVENSON RD
ETOBICOKE ON M9V2B2

Between: MetCap Living Management Inc.

Landlord

And

Dwane Stephenson
Linda Rannelli

Tenants

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Dwane Stephenson and Linda Rannelli (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on January 13, 2026.

The Landlord's Representative, Moez Nabi, and the Occupant, Tammy Rannelli, attended.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that:

1. The lawful rent is \$2,756.62. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$90.63. This amount is calculated as follows: $\$2,756.62 \times 12$, divided by 365 days.
3. The Tenants have not made any payments since the application was filed.
4. The rent arrears owing to January 31, 2026, are \$23,853.33.
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 \$2,430.53 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.

7. Interest on the rent deposit, in the amount of \$123.34, is owing to the Tenants for the period from January 1, 2024, to January 13, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**

- \$24,039.33 if the payment is made on or before January 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$26,795.95 if the payment is made on or before February 28, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$29,552.57 if the payment is made on or before March 10, 2026. See Schedule 1 for the calculation of the amount owing.

3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered, plus any additional rent that became due after March 10, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order, the Tenants must move out of the rental unit on or before March 10, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$19,907.03. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$90.63 per day for the use of the unit starting January 14, 2026, until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before March 10, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 11, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before March 10, 2026, then starting March 11, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

9. 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 March 11, 2026.

January 23, 2026

Date Issued

Eno Ubia

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 11, 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 Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before January 31, 2026

Rent Owing to January 31, 2026	\$23,853.33
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$24,039.33

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before February 28, 2026

Rent Owing to February 28, 2026	\$26,609.95
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$26,795.95

C. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before March 10, 2026

Rent Owing to March 31, 2026	\$29,366.57
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$29,552.57

D. Amount the Tenants must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$22,274.90
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,430.53
Less the amount of the interest on the last month's rent deposit	- \$123.34
Total amount owing to the Landlord	\$19,907.03
Plus daily compensation owing for each day of occupation starting January 14, 2026	\$90.63 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	