



**Order under Subsection 74(2)
Residential Tenancies Act, 2006**

File Number: LTB-L-085512-25

In the matter of: 107, 555 THE WEST MALL
TORONTO ON M9C1G8

Between: MetCap Living Management Inc.

Landlord

And

Safeyyah Quwaider
Ahmad Faraj Radi
Mahmoud Faraj Radi

Tenants

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Safeyyah Quwaider, Ahmad Faraj Radi and Mahmoud Faraj Radi (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 15, 2026.

The Landlord's Representative, Sofia Enriquez and the Tenants, Ahmad Faraj Radi and Mahmoud Faraj Radi on behalf of the other Tenants attended the hearing.

Determinations:

1. The Landlord's Representative advised the LTB that prior to the hearing the Tenants paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending December 31, 2025, and the filing fee.

It is ordered that:

1. The Landlord's application for an order terminating the tenancy and evicting the Tenants based upon arrears of rent is discontinued.

January 26, 2026
Date Issued

Nicole Pedron
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.