



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

File Number: LTB-L-090038-25

In the matter of: 112, 1320 DANFORTH RD
SCARBOROUGH ON M1J1G1

Between: Metcap Living Management Inc Landlord

And

Travis Grubissi Tenants
Jillian Wardell

Metcap Living Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Travis Grubissi and Jillian Wardell (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on January 20, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord's Representative, Halima Chaniwala, and the Tenant Travis Grubissi, on behalf of both Tenants were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$338.01. This amount represents \$152.01 for arrears of rent up to January 31, 2026, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 on or before January 23, 2026.

3. If the Tenants fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and 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 Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 29, 2026

Date Issued

Maryam Cooper

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.