



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

File Number: LTB-L-098209-25

In the matter of: 712, 1971 ST. LAURENT BLVD
OTTAWA ON K1G 3P8

Between: MetCap Living Management Inc. Landlord

and

NIRMAL KUMAR MANIKANDAN Tenant

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict NIRMAL KUMAR MANIKANDAN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing scheduled on January 28, 2026 by videoconference.

The Landlord's Representative Moez Nabi and the Tenant engaged in private settlement discussions. Parties reached an agreement. At the meeting with Dispute Resolution Officer (DRO) Denise Hannivan, the parties then engaged in mediation.

The Tenant did not receive legal advice about this application.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent changed to \$1,744.31 on January 1, 2026. It is due on the 1st day of each month.
- 2) The Tenant has paid \$1,800.00 to the Landlord since the application was filed.
- 3) The rent arrears owing to January 31, 2026 are \$5,226.38.
- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 5) The Tenant may pay rent for February 2026 on or before February 28, 2026.
- 6) The Tenant may pay rent for March 2026 on or before March 31, 2026.

7) Rent from April 2026 to August 2026 is due on the 1st of each month.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$5,412.38. This amount includes rent arrears owing up to January 31, 2026 and the cost of filing the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
April 30, 2026	\$1082.48
May 31, 2026	\$1082.48
June 30, 2026	\$1082.48
July 31, 2026	\$1082.48
August 31, 2026	\$1082. 46

3. The Tenant shall also pay to the Landlord new rent in full and on time for the period February 28, 2026 to August 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.
5. This order on consent is in full and final settlement of this application.

January 30, 2026
Date Issued

 Denise Hannivan
 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.