



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-093585-25

In the matter of: 203, 87 SILVER SPRINGS BLVD
TORONTO ON M1V1R1

Between: METCAP LIVING MANAGEMENT INC. Landlord

And

MICHAEL FAROUK Tenant

METCAP LIVING MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict MICHAEL FAROUK (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 26, 2026.

The Landlord's Representative, Sofia Enriquez and the Tenant, Michael Farouk attended the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on January 23, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
3. The lawful rent is \$2,757.04. It was due on the 1st day of each month.
4. The rent arrears owing to January 31, 2026, are \$10,508.16
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 \$2,757.04 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.

7. Interest on the rent deposit, in the amount of \$34.42 is owing to the Tenant for the period from June 21, 2025 to January 23, 2026. This amount is to be applied to the arrears.
8. The parties agreed since the Tenant vacated on January 23, 2026, the arrears will be calculated up to that date.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of January 23, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$7,416.38. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before January 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 1, 2026, at 4.00% annually on the balance outstanding.

February 4, 2026

Date Issued

Tanya Speedie

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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$10,021.84
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,757.04
Less the amount of the interest on the last month's rent deposit	- \$34.42
Total amount owing to the Landlord	\$7,416.38