



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

File Number: LTB-L-094785-25

In the matter of: 2213, 2737 KIPLING AVE
ETOBICOKE ON M9V4C3

Between: MetCap Living Management Inc. Landlord

And

Velma K Charles Tenants
Shannon Charles

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Velma K Charles and Shannon Charles (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 29, 2026.

Only the Landlord's representative, Sofia Enriquez, attended the hearing.

As of 1:18 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

1. The Landlord 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 January 31, 2026, and the filing fee.
2. The Landlord's application for an order terminating the tenancy and evicting the Tenants based upon arrears of rent is discontinued.

February 4, 2026
Date Issued

Vishal Nanda
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.