



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-091494-25

In the matter of: 54, 54 BEAVERBROOK LANE
KANATA ON K2K1L5

Between: MetCap Living Management Inc. Landlord

And

Tim Percival Tenant
Jane Percival
Jennifer Clermont

MetCap Living Management Inc. (the 'Landlord') applied for an order requiring Tim Percival (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on January 8, 2026.

The Landlord and the Tenant attended the hearing.

When the capitalized word “Tenant” is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Determinations:

Preliminary issues

1. At the hearing, the Landlord and the Tenant requested to amend the application to add Jane Percival and Jennifer Clermont as named tenants, and I granted the request accordingly.
2. The parties agreed that this application is limited to rent arrears owing only to November 30, 2025, the last day of the tenancy between the Tenant and this Landlord because the Landlord subsequently sold the property and transferred ownership to a new landlord.

The Landlord's application for arrears of rent

3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The Tenant did not pay the total rent they were required to pay for the period from October 1, 2025, November 30, 2025.

5. The lawful rent is \$2,477.37. It is due on the 1st day of each month.
6. The Tenant has not made any payments since the application was filed.
7. The rent arrears owing to November 30, 2025, are \$2,804.22.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$2,990.22. This amount includes rent arrears owing up to November 30, 2025, and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 14, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 15, 2026, at 4.00% annually on the balance outstanding.

February 3, 2026

Date Issued

Kyle Anderson

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.