



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

File Number: LTB-L-089991-25

In the matter of: 1812, 1971 ST. LAURENT BLVD.
OTTAWA ON K1G3P8

Between: Metcap Living Management Inc. Landlord

And

Asha Kahin Tenant

Metcap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Asha Kahin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 20, 2026.

The Landlord's representative, Halima Channiwala, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord \$1,475.61 for arrears of rent up to January 31, 2026, and costs.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date Payment Due	Amount of Payment
On or before January 23, 2026	\$500.00
On or before February 23, 2026	\$325.20
On or before March 20, 2026	\$325.20
On or before April 20, 2026	\$325.21

4. Commencing February 1, 2026 and continuing until April 1, 2026, or until the arrears are paid in full, whichever date is earliest, the Tenant shall pay to the Landlord the lawful monthly rent on or before the first day of the month.
5. If the Tenant fails to comply with the conditions set out in paragraphs 3 and 4 of this order, the Landlord may apply under section 78 of the Residential Tenancies Act, 2006 (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. The Landlord must make the application within 30 days of the breach of a condition. This application is made to the LTB without notice to the Tenant.

February 2, 2026

Date Issued

Allana McComb

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.