



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

File Number: LTB-L-093530-25

In the matter of: 0806, 15 EVA RD
ETOBICOKE ON M9C4W3

Between: MetCap Living Management Inc. Landlord

And

Rashida Thomas Tenants
Michael Dunkley

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Rashida Thomas and Michael Dunkley (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord Representative Phylcia Thomas and the Tenant Michael Dunkley representing all Tenants attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$2,466.73. It is due on the 1st day of each month.
3. The rent arrears owing to January 31, 2026 are \$3,482.73.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. Accordingly, the total amount the Tenants owe the Landlord is \$3,668.73.

6. For one time only the lawful monthly rent for **February 2026** will be due on **February 15, 2026** instead of **February 1, 2026**. Thereafter, the lawful monthly rent will be due on the 1st day of each month.

It is ordered on consent that:

1. The Tenants shall pay the monthly rent of \$2,466.73 for the rental period of February 2026 on or before **February 15, 2026**.
2. The Tenants shall also pay to the Landlord \$3,668.73 for arrears of rent up to January 31, 2026 and costs.
3. The Tenants shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - a) **\$611.45** on or before the **20th day** of each month starting **February 20, 2026**, through to and including **June 20, 2026**, and;
 - b) A final payment of **\$611.48** on or before **October 1, 2026**.
4. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **February 15, 2026** to **July 1, 2026**, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 2 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 Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after **January 31, 2026**.

February 6, 2026

Date Issued

Sarah Harriman

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.