



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

File Number: LTB-L-089828-25

In the matter of: 2103, 55 TRILLER AVE
TORONTO ON M6R2H6

Between: MetCap Living Management Inc. Landlord

And

MATEUS VOLPATI Tenant
MOIZA KANWAL

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict MATEUS VOLPATI and MOIZA KANWAL (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, Sofia Enriquez, and the Tenants, Mateus Volpati, Moiza Kanwal, 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. That the tenancy between the Landlord and the Tenant terminates on January 31, 2026.
2. The Landlord collected a rent deposit of \$2,090.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
3. Interest on the rent deposit, in the amount of \$33.67 is owing to the Tenants for the period from April 16, 2025, to January 20, 2026.
4. The Tenant shall pay to the Landlord \$8,512.33 for rent arrears to January 31, 2026, inclusive of the filing fee, less the rent deposit and interest owing on the rent deposit.
5. The Tenant shall also pay the Landlord compensation of \$68.71 per day for the use of the unit starting January 31, 2026, until the date the Tenant moves out of the unit.

6. If the Tenants do not pay the Landlord the full amount owing on or before February 16, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 17, 2026, at 4.00% annually on the balance outstanding.
7. If the unit is not vacated on or before January 31, 2026, then starting February 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after February 1, 2026.

February 5, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on August 1, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.