



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-108408-25-SA

In the matter of: 415, 1915 MARTIN GROVE RD
ETOBICOKE ON M9V3T2

Between: MetCap Living Management Inc. Landlord

And

Bjorn Dejesus Tenant

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Bjorn Dejesus (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on June 27, 2025 with respect to application LTB-L-017260-25.

The Landlord's application was resolved by order LTB-L-108408-25, issued on January 9, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-108408-25.

This motion was heard by videoconference on February 2, 2026.

The Landlord's Legal Representative, S. Enriquez, and the Tenant attended the hearing. The Tenant was supported at the hearing by Fernando Chavez from EPIC.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-108408-25, issued on January 9, 2026, is granted.
2. Order LTB-L-108408-25, issued on January 9, 2026, is set aside and cannot be enforced.
3. The Tenant shall pay to the Landlord \$3,003.32 for arrears of rent up to February 28, 2026 and costs.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:
 - \$1,000.00 on or before February 15, 2026;

- \$1,000.00 on or before March 15, 2026; and
 - \$1,003.32 on or before April 15, 2026.
5. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on the 1st day of each month for the period of March 1, 2026 to April 30, 2026 or until the arrears are paid in full, whichever date is earliest.
6. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 3 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 Tenant's breach pursuant to 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 February 28, 2026.

February 5, 2026
Date Issued

Lisa Del Vecchio
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.