



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

File Number: LTB-L-108770-25-SA

In the matter of: 707, 340 THE EAST MALL
ETOBICOKE ON M9B3Z6

Between: MetCap Living Management Inc. Landlord

And

David Sousa Tenants
Lilia Cabral

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict David Sousa and Lilia Cabral (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on October 10, 2025 with respect to application LTB-L-055650-25.

The Landlord's application was resolved by order LTB-L-108770-25, issued on January 9, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-108770-25.

This motion was heard by videoconference on February 3, 2026. The Landlord's representative Moez Nabi, and the Tenant Lilia Cabral, attended the hearing.

The Landlord consents to the Tenants' motion to set aside as all amounts owing to the end of January have been paid in full.

It is ordered that:

1. The motion to set aside Order LTB-L-108770-25, issued on January 9, 2026, is granted.
2. Order LTB-L-108770-25, issued on January 9, 2026, is set aside and cannot be enforced.

February 6, 2026

Date Issued

Greg Joy

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.