



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-094283-25

In the matter of: 419, 45 GREENBRAE CIRCT
SCARBOROUGH ON M1H1P9

Between: MetCap Living Management Inc. Landlord

And

Stacion Samantia Fraser Tenants
Leroy Bailey

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Stacion Samantia Fraser and Leroy Bailey (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on February 2, 2026.

Before the start of the hearing the Landlord's legal representative Moeez Nabi and the Tenant Leroy Bailey engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application. The Tenant spoke with Tenant Duty Counsel before providing their consent to the terms contained herein.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Tenants Yashawn Phoenix and Yuvaan Bailey are minors and will be removed from the application and the order.
2. The total arrears of rent owing up to February 28, 2026, including the application filing fee are \$6,279.59.
3. The current monthly rent is \$2,183.95 and is payable on the 1st day of the month.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord **\$6,279.59** for arrears of rent up to February 28, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$3,000.00 payable on or before February 13, 2026.
 - b) \$546.60 payable on or before March 15, 2026.
 - c) \$546.60 payable on or before April 15, 2026
 - d) \$546.60 payable on or before May 15, 2026
 - e) \$546.60 payable on or before June 15, 2026
 - f) \$546.60 payable on or before July 15, 2026
 - g) \$546.59 payable on or before August 15, 2026
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **March 1, 2026**, through to and including **August 1, 2026**, or until the arrears are paid in full, whichever date is earliest.
4. 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 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, 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 **February 28, 2026**.

February 10, 2026
Date Issued

Diego Fernandez-Stoll
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.