



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-094980-25

In the matter of: 304, 111 NOTCH HILL RD
KINGSTON ON K7M 2X3

Between: METCAP LIVING MANAGEMENT INC. Landlord

And

Sarah Veley Tenants
Andrew Baggs

METCAP LIVING MANAGEMENT INC. (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict Sarah Veley and Andrew Baggs (the 'Tenants') based on a form N4 notice of termination because the Tenants did not pay the rent that the Tenants owe.

A hearing took place at the Landlord and Tenant Board on February 2, 2026 via video teleconference on VC line 114. The Landlord's Legal Representative Moez Nabi attended. The Tenant Andrew Baggs attended and was self-represented. Sarah Veley the other Tenant in this matter was not in attendance, however Andrew Baggs confirmed that he had authority to reach an agreement on behalf of Sarah Veley.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The total sum of arrears owing up to and including February 28, 2026 as of today's date of February 2, 2026 is \$1,785.00 which includes the application filing fee of \$186.00.
2. The Tenants shall pay the total sum of arrears of \$1,785.00 as noted in paragraph 1 according to the date and amount of each payment as follows:
 - a) On or before March 1, 2026 the Tenants shall pay lawful monthly rent on time and in full.
 - b) On or before February 28, 2026 the amount of \$1,000.00 towards the arrears.
 - c) On or before March 31, 2026 the remaining outstanding balance of arrears in the amount of \$785.00.

3. If the Tenants fail to comply with any one of the payments noted in paragraph 2 of this order related to the issues in the application, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord 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 *Residential Tenancies Act, 2006* ('RTA'), 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 become owing after February 28, 2026.

February 6, 2026
Date Issued

Chris Jackson
Hearing 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.