



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

File Number: LTB-L-105634-25-SA

In the matter of: 417, 2757 KIPLING AVE
ETOBICOKE ON M9V4C4

Between: MetCap Living Management Inc. Landlord

And

Tadian Wilson Tenant

MetCap Living Management Inc. (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Tadian Wilson (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 December 3, 2025 with respect to application LTB-L-073366-25.

Application LTB-L-073366-25 was an L1 application based on a N4 notice for non-payment of rent. The parties entered into a consent agreement to resolve the application, and the Consent Order was issued December 3, 2025.

The Landlord filed this L4 application, LTB-L-105634-25, on December 15, 2025.

The Landlord's application was resolved by order LTB-L-105634-25, issued on January 6, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-105634-25 on January 16, 2026. A stay was placed on the order on January 19, 2025, and a hearing was scheduled to decide the motion.

This motion was scheduled to be heard by videoconference on February 3, 2026. Halima Channiwala, Licenced Paralegal, represented the Landlord. The Tenant was present and self-represented.

The parties resolved the application and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The Landlord consents to the Tenant's motion to set aside order LTB-L-105634-25.
- b. The parties agreed that the original order, LTB-L-073366-25, is amended.

On consent of the parties, it is ordered that:

1. The Tenant's motion to set aside order LTB-L-105634-25, issued on January 6, 2026, is granted.
2. Order LTB-L-105634-25, issued on January 6, 2026, is set aside and cannot be enforced.
3. The previous order issued on December 3, 2025, with respect to LTB-L-073366-25 is replaced by paragraph 4 to 7 of this order.
4. The Tenant shall pay to the Landlord \$4,872.70. This amount represents \$4,686.70 for arrears of rent up to February 28, 2026, and \$186.00 for the application filing fee (costs).
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:

Date of Payment	Payment Amount
March 25, 2026	\$812.00
April 25, 2026	\$812.00
May 25, 2026	\$812.00
June 25, 2026	\$812.00
July 25, 2026	\$812.00
August 25, 2026	\$812.70

6. The Tenant shall pay to the Landlord the lawful monthly rent, on or before the 1st (first) day of each and every month starting March 2026 through to and including August 2026, or until the arrears are paid in full, whichever date is earliest.
7. 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 4 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 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 10, 2026
Date Issued

 Joanne Lolato
 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.