



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

File Number: LTB-L-109468-25-SA

In the matter of: 0220, 3360 PAUL ANKA DR
OTTAWA ON K1V9S2

Between: MetCap Living Management Inc. Landlord

And

Mohamed Nisther Mohammed Nilaamdeen Tenant

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Mohamed Nisther Mohammed Nilaamdeen (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 November 27, 2025 with respect to application LTB-L-070864-25.

The Landlord's application was resolved by order LTB-L-109468-25, 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-109468-25.

This motion was heard by videoconference on January 27, 2026. The Landlord's representative Phylicia Thomas, and the Tenant, attended the hearing.

Determinations:

1. The Tenant owes the Landlord a balance of \$1,648.44 in arrears and costs to the end of January 2026. The Landlord agreed that if the Tenant paid the full amount as well as February rent on or before January 30, 2026, the Landlord would consent to the Tenant's motion to set aside.
2. The Tenant's evidence submitted after the hearing shows that the Tenant paid the Landlord \$3,750.00 and that there was also a Web Payment fee of \$37.13. The evidence shows the Tenant attempted to pay the full amount but that the payment fee made the payment \$30.28 less than required.
3. The Landlord submitted a ledger after the hearing which reflects amounts owing and paid to January 26, 2026, which was the day before the hearing and does not reflect the Tenant's payment.
4. The best evidence before me is the evidence of the payment made by the Tenant.

5. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-109468-25.
6. I do not find it reasonable to terminate the tenancy due to the \$30.28 amount that remains owing to the Landlord.

It is ordered that:

1. The motion to set aside Order LTB-L-109468-25, issued on January 9, 2026, is granted.
2. Order LTB-L-109468-25, issued on January 9, 2026, is set aside and cannot be enforced.
3. The Tenant shall pay to the Landlord \$30.28 on or before February 28, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.

February 12, 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.

