



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097758-25

In the matter of: 403, 1330 DANFORTH RD
SCARBOROUGH ON M1J1E8

Between: MetCap Living Management Inc Landlord

And

Kimberly Hocson ONG Tenants
Azer Grace Alvarez

MetCap Living Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Kimberly Hocson ONG and Azer Grace Alvarez (the 'Tenants') because the Tenants did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was mediated by videoconference on February 9, 2026. Paralegal, Halima Channiwala (HC), attended on behalf of the Landlord. Tenant, Kimberly Hocson Ong, attended on behalf of both Tenants. She explained she has verbal authorization to represent Azer Grace Alvarez. HC accepted her verbal authorization. The parties reached settlement and requested a consent order. I was satisfied the parties made informed decision, understanding the terms and consequences.

General Information:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The current rent is \$2,233.45. It is due on the 1st day of each month. Per Diem: \$73.43.
4. The rent arrears owing to February 28, 2025 are \$2,655.50.

5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The parties agree to terminate the tenancy, effective February 28, 2026. The Tenants agree on or before February 28, 2026, to: (1) voluntarily move out of the unit (2) take their personal belongings, including their garage (3) leave the unit in a reasonable condition and (4) return the unit key(s) to the Landlord.
7. The Tenants paid a Last Month's Rent deposit/interest in the amount of \$2,233.45 which must be applied to the last month of the tenancy.
8. Accordingly, the total amount the Tenants owe the Landlord is \$608.05 (\$2,655.50 + \$186.00 - \$2,233.45).
9. The Tenants will be ordered to pay the Landlord \$608.05 by February 28, 2026 subject to post judgement interest at 4.0% annually on the any balance owing.

On consent, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated, effective February 28, 2026. The Tenants must move out of the rental unit on or before February 28, 2026.
2. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after March 1, 2026.
4. If the Tenants have not vacated the unit on or before February 28, 2026, the Tenants shall also pay the Landlord compensation of \$73.43 per day for the use of the unit starting March 1, 2026 until the date the Tenants moves out of the unit.
5. The Tenant shall pay the Landlord \$608.05 by February 28, 2026 which is comprised of rent arrears to February 28, 2026 (\$2,655.50) plus filing costs (\$186.00) less Last Month's Rent deposit/interest (\$2,233.45).
6. If the total amount owing is not paid by February 28, 2025, the Tenant shall pay post judgement interest on any balance owing at an annual rate of 4.0%.

February 19, 2026
Date Issued

Shawn Hayman
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on August 28, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.