



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-097748-25

In the matter of: 1002, 1340 DANFORTH RD
SCARBOROUGH ON M1J1G2

Between: MetCap Living Management Inc. Landlord

And

Irmela Persauld Tenant

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Irmela Persauld (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 9, 2026.

Phylcia Thomas appeared as the Landlord's legal representative. The Tenant attended the hearing and was assisted by Trisa Persauld.

Through mediation, the parties consented to the following order. I was satisfied that the parties understood and agreed to the terms below.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,715.99 for arrears of rent up to February 28, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$619.33 on or before the 15th day of each month commencing March 15, 2026 and concluding July 15, 2026.
 - b) \$619.34 on or before August 15, 2026.
3. The Tenant 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 to August 31, 2026, or until the arrears are paid in full, whichever date is earliest.
4. 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 1 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 12, 2026
Date Issued

Andrew Rowell
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.