



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

File Number: LTB-L-101384-25

In the matter of: 601, 295 DUFFERIN ST
TORONTO ON M6K3G2

Between: MetCap Living Management Inc. Landlord

And

Mohammed Abdullah Mohsen Tenant

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

This application was heard by videoconference on February 5, 2026.

Christine Daniel appeared as the Landlord's legal representative. The Tenant attended the hearing and was self-represented.

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 tenancy shall terminate effective February 28, 2026.
2. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord 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. The Tenant shall pay to the Landlord \$8,514.12. This represents \$10,623.59 in rent arrears to February 28, 2026, less the \$2,087.37 last month's rent deposit and \$22.10 in interest owing on that deposit.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 on or before February 28, 2026.
6. 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 17, 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.