



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-076236-25-RV

In the matter of: 323, 2700 LAWRENCE AVE E
SCARBOROUGH ON M1P2S5

Between: MetCap Living Management Inc.

Landlord

And

Desmond Lopez

Tenant

Review Order

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

This application was resolved by order LTB-L-076236-25, issued on December 10, 2025.

On January 14, 2026, the Landlord requested a review of the order.

The review was heard by videoconference on February 19, 2026.

The Landlord's representative Christine Daniel and the Tenant attended the hearing.

At the hearing, the parties requested that the following order be issued on consent.

Reasons:

1. At the hearing, the parties requested that the following order be issued on consent, based on an L1/L9 update sheet filed by the Landlord.
2. After the hearing, I noticed a small error in the update sheet. The update sheet states that the Landlord incurred NSF costs of \$27.00. However, the total amount claimed of \$4,183.79 does not include the NSF costs.
3. The parties consented to an order for \$4,183.79. I do not think it worth reconvening the hearing to determine whether the Tenant would have consented to an order for \$4,210.79. I will therefore issue an order for \$4,183.79, and not require the Tenant to pay the NSF costs.

On consent, it is ordered that:

1. Order LTB-L-076236-25, issued on December 10, 2025, is cancelled and replaced by this order.
2. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
3. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**

1. \$4,183.79 if the payment is made on or before February 28, 2026. See Schedule 1 for the calculation of the amount owing.

OR

2. \$5,290.28 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.
4. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after March 31, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
5. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before March 31, 2026.**
6. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$2,727.52. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
7. The Tenant shall also pay the Landlord compensation of \$36.38 per day for the use of the unit starting February 20, 2026 until the date the Tenant moves out of the unit.
8. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.
9. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. 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 April 1, 2026.

February 25, 2026
Date Issued

Dale Whitmore
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 1, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 28, 2026

Rent Owing To February 28, 2026	\$8,691.79
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,694.00
Total the Tenant must pay to continue the tenancy	\$4,183.79

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 31, 2026

Rent Owing To March 31, 2026	\$9,798.28
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,694.00
Total the Tenant must pay to continue the tenancy	\$5,290.28

C. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$8,276.52
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,694.00
Less the amount of the last month's rent deposit	- \$1,018.50
Less the amount of the interest on the last month's rent deposit	- \$22.50
Total amount owing to the Landlord	\$2,727.52
Plus daily compensation owing for each day of occupation starting February 20, 2026	\$36.38 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	

