



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-006677-26

In the matter of: 304, 3360 PAUL ANKA DR
OTTAWA ON K1V9S2

Between: METCAP LIVING MANAGEMENT INC Landlord

And

Francis Axel Ndayiragije Tenant

METCAP LIVING MANAGEMENT INC (the 'Landlord') applied for an order to terminate the tenancy and evict Francis Axel Ndayiragije (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the order issued by the Board on November 18, 2025 with respect to application LTB-L-070613-25.

A hearing was held by videoconference on February 19, 2026 to consider this application. The Landlord's representative Sophia Enriquez, and the Tenant, attended the hearing.

The parties agree the Tenant owes the Landlord \$832.86 in arrears and costs to the end of February 2026.

At the hearing the parties consented to the following order.

It is ordered that:

1. Order LTB-L-070613-25 is cancelled.
2. The Tenant shall pay to the Landlord \$2,850.23 (arrears plus \$2,017.37 March rent) on or before March 2, 2026.
3. In the event the Tenant fails to make the above said payment in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenant, for an Order terminating the tenancy and evicting the Tenant and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

February 26, 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.