



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-108987-25

In the matter of: 309, 666 KING ST E
OSHAWA ON L1H7T7

Between: MetCap Living Management Inc. Landlord

And

Suntina-Rae Nodwell Tenant
Dirk Douwe Van Der Werf

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Suntina-Rae Nodwell and Dirk Douwe Van Der Werf (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 19, 2026.

Krizia Hernandez appeared as the Landlord's legal representative. The Tenants attended the hearing and were 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 Tenant shall pay to the Landlord \$3,694.48 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) \$3,694.48 on or before February 28, 2026.
3. 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 26, 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.