



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

File Number: LTB-L-101591-25

In the matter of: 1209, 440 MCMURCHY AVE S
BRAMPTON ON L6Y 2N5

Between: Pagecorp-Peel Propertes Inc. c/o Former Landlord
BentallGreenOak (Canada) LP

and

Myrna Musa Tenants
Joniel Manuel

Pagecorp-Peel Propertes Inc. c/o BentallGreenOak (Canada) LP (the 'Former Landlord') applied for an order to terminate the tenancy and evict Myrna Musa and Joniel Manuel (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled for a videoconference hearing on February 23, 2026.

The Former Landlord's Representatives Martin Zarnett and Monica Haiu, Tenant Myrna Musa who had authorization to consent on behalf of the other Tenant, and Tenant Support Person Jodan Musa Manuel engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent. Tenant Myrna Musa received legal advice about this application.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The rental unit was sold by the Former Landlord on December 31, 2025, after the Former Landlord had served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The L1 Application was also filed by the Former Landlord before the rental property ownership changed.
- 2) The current Landlord, Metcap, provided an email to the Former Landlord dated January 2, 2026 stating that Metcap "...did not assume any of the legal cases with the Landlord Tenant Board and they are to remain the responsibility of the Vendor post-closing..."
- 3) As of the hearing date, the Tenants were still in possession of the rental unit.

- 4) The rent at the time of the application was \$2,557.37. It is due on the 1st day of each month.
- 5) The Tenants have paid \$1,500.00 to the Former Landlord since the application was filed.
- 6) The rent arrears owing to December 31, 2025 are \$3,761.82.
- 7) The Former Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The Tenants shall pay to the Former Landlord \$3,947.82 for the arrears of rent up to December 31, 2025 and the cost of filing the application.
2. If the Tenants do not pay the Former Landlord the full amount owing on or before March 15, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 16, 2026 at 4.00% annually on the balance outstanding.
3. This order is in full and final settlement of this application.

March 2, 2026
Date Issued

Denise Hannivan
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.