



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

File Number: LTB-L-058250-25-RV

In the matter of: 209, 3528 DOWNPATRICK RD
OTTAWA ON K1V8T4

Between: METCAP LIVING MANAGEMENT INC. Landlord

And

Colleen Viau Tenant

Review Order

METCAP LIVING MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Colleen Viau (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-058250-25 issued on October 10, 2025. This application was heard by videoconference on September 25, 2025. Only the Landlord's legal representative, L. Volney, attended the hearing. As of 2:46 p.m., the Tenant was not present or represented at the hearing, although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

On January 26, 2026, the Tenant filed a request to extend deadline and a request to review the order issued October 10, 2025 as the order contains a serious error and was not reasonable able to participate in the proceedings and that the order be stayed until the request to review the order is resolved.

On January 27, 2026, Interim Order LTB-L-058250-25-RV-IN was issued, staying the order issued on October 10, 2025 and directing the LTB to schedule a hearing of the Tenant's request to review.

This review hearing was heard by videoconference on February 19, 2026. The Landlord's legal representatives, Stella Idahosa and Christine Daniel, the Tenant and the Tenant's legal representative, Sylvie Okros attended the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

On consent it is ordered that:

1. The request to review order LTB-L-058250-25 issued October 10, 2025 is granted.
2. Order LTB-L-058250-25 issued October 10, 2025 is cancelled and replaced with this order.
3. The Landlord advised the LTB that prior to the hearing the Tenant paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending February 28, 2026 and the application filing fee.
4. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.

February 27, 2026
Date Issued

Floredana Ungureanu
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.