



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

File Number: LTB-L-106842-25

In the matter of: 1, 321 YONGE ST
KINGSTON ON K7M 1G2

Between: MetCap Living Management Inc. Landlord

and

Lynell Stevens Tenant

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

This application was heard by videoconference on February 24, 2026.

Only the Landlord's representative, Phylicia Thomas, attended the hearing.

As of 9:48 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,161.36. It is due on the 1st day of each month.
4. The Tenant has paid \$3,461.36 to the Landlord since the application was filed. The Tenant has a credit of \$0.76 which will be applied to the outstanding filing fee.
5. The Landlord's representative indicated 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.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenant shall pay \$185.24 to the Landlord for the remaining cost of filing the application.
2. If the Tenant do not pay the Landlord the full amount owing on or before March 13, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 14, 2026, at 4.00% annually on the balance outstanding.

March 2, 2026
Date Issued

Adeela Alvez
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.