



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-004531-26-SA

In the matter of: 1, 239 The West Mall
Etobicoke ON M9C1C4

Between: MetCap Living Management Inc. Landlord

and

Olay Bridgewater Tenant

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Olay Bridgewater (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on December 5, 2025 with respect to application LTB-L-074240-25.

The Landlord's application was resolved by order LTB-L-004531-26, issued on January 26, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-004531-26.

This motion was heard by videoconference on March 3, 2026.

Only the Landlord's Legal Representative, Sofia Enriquez, attended the hearing.

As of 9:37am, 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.

Determinations:

1. Although the Tenant did not attend the hearing to support their motion, the Landlord's Legal Representative submits that they are consenting to the Tenant's motion as the Tenant has paid all arrears owing to February 28, 2026.
2. Having regard to all of the circumstances, I find that it would not be unfair to set aside the ex parte order and provide the Tenant an opportunity to continue the tenancy.

It is ordered that:

1. The motion to set aside Order LTB-L-004531-26, issued on January 26, 2026, is granted.
2. Order LTB-L-004531-26, issued on January 26, 2026, is set aside and cannot be enforced.

3. The previous order issued on December 5, 2025 with respect to LTB-L-074240-25 is spent.

March 9, 2026
Date Issued

Candace Aboussafy
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.