



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097656-25

In the matter of: 0214, 7170 DARCEL AVE
MISSISSAUGA ON L4T3T5

Between: MetCap Living Management Inc. Landlord

And

Ismail Agbaje Tenant

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

The application was scheduled to be heard by video conference on February 26, 2026.

Before the start of the hearing the Landlord's legal representative Stella Idahosa and the Tenant's spouse and authorized representative Oluwatoyin Agbaje engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application. Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The lawful rent is \$2,738.25. It is due on the 1st day of month.
2. Based on the Monthly rent, the daily rent/compensation is \$90.02. This amount is calculated as follows: \$2,738.25 x 12, divided by 365 days.
3. The Tenant has paid \$9,955.00 to the Landlord since the application was filed.
4. The rent arrears owing to February 28, 2026 are \$2,346.70.
5. The Tenant shall pay the Landlord incurred costs of \$186.00 for filing the application.
6. The Landlord collected a rent deposit of \$2,731.95 from the Tenant and this deposit is still being held by the Landlord. The rent deposit shall be applied to the last rental period of the tenancy.
7. Interest on the rent deposit, in the amount of \$57.06 is owing to the Tenant for the period from March 1, 2025 to February 26, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$5,271.65 if the payment is made on or before March 20, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after March 20, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before March 20, 2026**
5. As of the date of the agreement, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$653.57. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$90.02 per day for compensation for the use of the unit starting February 27, 2026 until the date the Tenant moves out of the unit.
6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
7. If the unit is not vacated on or before March 20, 2026, then starting March 21, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after March 21, 2026.

March 11, 2026
Date Issued

Diego Fernandez-Stoll
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 21, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 20, 2026

Rent Owing To March 31, 2026	\$15,040.65
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$9,955.00
Total the Tenant must pay to continue the tenancy	\$5,271.65

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To February 26, 2026	\$11,904.44
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$9,955.00
Less the amount of the last month's rent deposit	- \$2,731.95
Less the amount of the interest on the last month's rent deposit	- \$57.06
Total amount owing to the Landlord	\$(653.57)
Plus daily compensation owing for each day of occupation starting February 27, 2026	\$90.02 (per day)