



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

File Number: LTB-L-105932-25

In the matter of: 516, 37 JOHNSON ST
BARRIE ON L4M5C3

Between: METCAP LIVING MANAGEMENT INC. Landlord

And

Hannah O'Reilly Tenant

METCAP LIVING MANAGEMENT INC. (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Hannah O'Reilly (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on March 3, 2026. Stella Idahosa, licenced paralegal, represented the Landlord. The Tenant attended and was self-represented.

The parties resolved the application and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The current lawful monthly rent is \$1,973.12. It is due on the 1st of each month.
- b. The Tenant stated she provided a personal cheque to the Landlord in the amount of \$1,973.12 for March 2026 rent. This payment could not be verified as received by the Landlord at the time of the hearing and has not yet been deducted from the arrears owing. This payment is represented in the payment schedule as the March 13, 2026 payment.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,132.24. This amount represents \$3,946.24 for arrears of rent up to March 31, 2026, and the \$186.00 application filing fee (costs).
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
March 13, 2026	\$1,973.12

April 1, 2026	\$2,159.12
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3. If the arrears are not paid in full on or before March 31, 2026, then the Tenant shall also pay to the Landlord the lawful monthly rent for April 2026 on or before April 1, 2026.
4. If the Tenant fails to make any of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

March 9, 2026
Date Issued

Joanne Lolato
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.