



March 6, 2026

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

File Number: LTB-L-104348-25

In the matter of: 1008, 1249 NORTH SHORE BLVD E
BURLINGTON ON L7S1C4

Between: MetCap Living Management Inc Landlord

And

MARTIN ARVAY Tenants
REBECCA ARVAY

MetCap Living Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict MARTIN ARVAY and REBECCA ARVAY (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 2, 2026.

The Landlords Legal representative Phylcia Thomas and the Tenant Martin Arvay attended on behalf of both tenants.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster 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.

On Consent, it is ordered that:

1. The lawful rent is \$1,353.65. It is due on the first day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$44.50. This amount is calculated as follows: \$1,353.65 x 12, divided by 365 days.
3. The Tenants have paid \$3,427.36 to the Landlord since the application was filed.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

5. The Landlord collected a rent deposit of \$1,310.35 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
6. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
7. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - a. \$2,056.20 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.
8. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after March 31, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
9. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before March 31, 2026.**
10. As of the date of the hearing, 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 \$429.80. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenants \$44.50 per day for compensation for the use of the unit starting March 5, 2026, until the date the Tenant moves out of the unit.
11. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
12. 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 April 1, 2026.

March 6, 2026
Date Issued

Jennifer Buckminster
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 October 1, 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 Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before March 31, 2026

Rent Owing to March 31, 2026	\$5,297.56
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$3,427.36
Total the Tenants must pay to continue the tenancy	\$2,056.20

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

Rent Owing to Hearing Date	\$4,121.91
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$3,427.36
Less the amount of the last month's rent deposit	- \$1,310.35
Total amount owing to the Landlord	\$(429.80)
Plus, daily compensation owing for each day of occupation starting March 5, 2026	\$44.50 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	