



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

File Number: LTB-L-106528-25

In the matter of: 202, 85 SILVER SPRINGS BLVD
TORONTO ON M1V1W3

Between: METCAP LIVING MANAGEMENT INC. Landlord

And

Pinkiben Patel Tenant

METCAP LIVING MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Pinkiben Patel (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 2, 2026. The Landlord's Legal Representative, Sofia Enriquez, and the Tenant attended the hearing.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day 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 \$1,413.87. It is due on the 1st day of each month.
4. The Tenant has paid \$4,241.61 to the Landlord since the application was filed.
5. The rent arrears owing to March 31, 2026 are \$1,977.48.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. Accordingly, the total amount the Tenant owes the Landlord is \$2,163.48.
8. 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 subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

9. The arrears in this matter flow from a successful AGI application by the Landlord and cover the period July 1, 2021 – June 1, 2024. The Tenant has been subject to a previous order for arrears from the LTB and appeared to be confused about the nature of these arrears. The Tenant is up-to-date on her monthly rent, so I find it would be appropriate to issue a payment plan for the payment of these arrears.

It is ordered that:

1. The Tenant shall pay to the Landlord \$2,163.48 for arrears of rent up to March 31, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Due Date	Payment Amount
On or before the 15 th of the month, for the period April 15, 2026 to March 15, 2027	\$180.29/month

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 1, 2026 to March 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one 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 12, 2026
Date Issued

Curtis Smith
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.