



**Order under Subsection 74(2)  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-106780-25

**In the matter of:** 1411, 2737 KIPLING AVE  
ETOBICOKE ON M9V4C3

**Between:** MetCap Living Management Inc. Landlord

**And**

Marlon Reece Tenant

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

This application was heard by videoconference on March 4, 2026 at 9:31 a.m.

The Landlord's representative Phylcia Thomas, licensed paralegal and the Tenant Marlon Reece attended the hearing.

**Determinations:**

1. The Landlord's representative advised the Tenant has paid all of the arrears of rent, fees and the additional rent that came due up to February 28, 2026 as well as the application filing fee.
2. Pursuant to subsection 74(2) of the *Residential Tenancies Act, 2006*, the Landlord's application is discontinued.

**It is ordered that:**

1. The Landlord's application is discontinued to February 28, 2026.

**March 13, 2026**  
**Date Issued**

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Greg Witt  
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.