



**Order under Section 21.2 of the
Statutory Powers Procedure Act and the
Residential Tenancies Act, 2006**

File Number: LTB-L-106918-25-RV

In the matter of: 1404, 15 Eva Rd
Etobicoke ON M9C4W3

Between: MetCap Living Management Inc. Landlord

and

Latoya Reid Tenant

Review Order

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

This application was resolved by order LTB-L-106918-25 issued on February 5, 2026.

On February 11, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On February 11, 2026, interim order LTB-L-106918-25-RV-IN was issued, staying the order issued on February 5, 2026.

This application was heard by videoconference on March 16, 2026.

The Landlord's Legal Representative, Krizia Hernandez, and the Tenant attended the hearing.

Determinations:

The Review Request

1. The Tenant alleged that she was not reasonably able to participate in the proceedings.
2. The Landlord consented to the Tenant's review request.
3. On the basis of the consent to the review, I granted the Tenant's review request at the hearing on March 16, 2026, and a new hearing was held to consider the Landlord's application.

L1 Application

4. The Landlord's Legal Representative confirmed that the Tenant paid the Landlord for the period ending March 31, 2026. The amount paid represents all the rent that is in arrears under the tenancy agreement, all additional rent that would have been due under the tenancy agreement on the date of the Tenant's payment, and the filing fee for this application.
5. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is therefore discontinued.

It is ordered that:

1. The request to review order LTB-L-106918-25, issued on February 5, 2026, is granted.
2. Order LTB-L-106918-25, issued on February 5, 2026, is cancelled and replaced with this order.
3. The Landlord's application is discontinued.

March 19, 2026
Date Issued

Candace Aboussafy
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.