



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

File Number: LTB-L-108281-25

In the matter of: 203, 15 CRAIGTON DR
Toronto ON M1L2N5

Between: MetCap Living Management Inc. Landlord

And

Alamin Mohamedaman Tenant

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

This application was heard by videoconference on March 17, 2026.

Only the Landlord's Legal Representative, S. Idohosa, attended the hearing.

As of 1:34 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on December 31, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$1,769.83. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. After the application was filed, the Tenant received a credit of \$0.11. This is interest from the last month's rent deposit which remains unpaid to the Tenant when the last month's rent deposit was applied to December 2025 rent.

7. The rent arrears owing to December 31, 2025 are \$311.15.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The last month's rent deposit and interest was applied to December 2025's rent.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of December 31, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$497.15. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before April 3, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 4, 2026 at 4.00% annually on the balance outstanding.

March 23, 2026
Date Issued

Sheena Brar
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.

**Schedule 1
SUMMARY OF CALCULATIONS**

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$311.26
Application Filing Fee	\$186.00
Less the amount of the credit that the Tenant is entitled to	- \$0.11
Total amount owing to the Landlord	\$497.15