



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

File Number: LTB-L-001115-26

In the matter of: 1005, 555 THE WEST MALL
ETOBICOKE ON M9C1G8

Between: MetCap Living Management Inc.

Landlord

And

MARY GARDINER

Tenant

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

This application was heard by videoconference on March 12, 2026. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer, Sumathi Dhanapal. As a result of this order, the hearing has been cancelled.

The Landlord's Representative, Phylisia Thomas, and the Tenant, Mary Gardiner, attended.

I am satisfied that the parties understand the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,914.72 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:
 - A. \$478.68 on or before 30th day of each month for a period of 4 months, commencing March 30, 2026, up to and including June 30, 2026, to satisfy the arrears.
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 June 1, 2026, 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 25, 2026
Date Issued

Sumathi Dhanapal
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.