



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-001017-26

In the matter of: 208, 37 JOHNSON ST
BARRIE ON L4M5C3

Between: MetCap Living Management Inc. Landlord

And

Abubakar Balfagih Tenant

MetCap Living Management Inc. (the 'Landlord') applied for an order requiring Abubakar Balfagih (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on March 19, 2026.

Only the Landlord's legal representative Krizia Hernandez attended the hearing.

As of 1:42 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. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Tenant did not pay the total rent they were required to pay for the period from December 1, 2025, to March 31, 2026.
3. The lawful rent is \$2,049.00. It is due on the 1st day of each month.
4. The Tenant has paid \$4,650.00 to the Landlord after the application was filed.
5. The rent arrears owing to March 31, 2026, are \$94.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$280.00. This amount includes rent arrears owing up to March 31, 2026, and the cost of the application.

2. If the Tenant does not pay the Landlord the full amount owing on or before April 6, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 7, 2026, at 4.00% annually on the balance outstanding.

March 26, 2026

Date Issued

Nersi Makki

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.