



**Order under Subsection 74(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-089754-25-VO

In the matter of: 13, 395 YONGE ST
KINGSTON ON K7M1G2

Between: MetCap Living Management Inc. Landlord

And

Lyle Leeman Tenant

On February 10, 2026 the LTB issued order LTB-L-089754-25 terminating the tenancy and evicting Lyle Leeman (the 'Tenant') because the Tenant failed to pay rent that the Tenant owes.

On March 24, 2026 the Tenant filed a motion to void order LTB-L-089754-25 because before the eviction order became enforceable, the Tenant paid MetCap Living Management Inc. (the 'Landlord') the amount required to void the order under subsection 74(4) of the *Residential Tenancies Act, 2006* (the 'Act').

Determinations:

1. The Tenant filed a declaration or affidavit stating that the full amount required to void order LTB-L-089754-25 was paid to the Landlord before the eviction order became enforceable.
2. The Tenant's total payment to the Landlord is at least \$6,662.09 the amount required to void order LTB-L-089754-25 if the payment was to be made on or before February 28, 2026.
3. The Tenant presented a rent receipt from Metcap that was dated for March 2, 2026, for \$6,662.09, however, based on the Tenant's bank records, submitted as supporting documentation, the payment was made on February 27, 2026, or one day prior to the eviction date.
4. The Tenant's legal assistance also filed with the LTB a request to extend a deadline to file a motion to set aside an ex parte order. It should be noted that LTB-L-089754-25 was not an ex parte order; as the Tenant was present at the hearing on January 20, 2026. The request to extend is denied because this was not an ex parte order that could be set aside.

It is ordered that:

1. The motion to void order LTB-L-089754-25 is granted.

2. Order LTB-L-089754-25 is void and cannot be enforced by the Landlord.

March 24, 2026
Date Issued

Robert Brown
Vice Chair, 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..

The Landlord has until April 3, 2026 to file a motion with the LTB to set aside this order. If the Landlord files the motion by April 3, 2026 the LTB will schedule a hearing.