



Order under Section 69 Residential Tenancies Act, 2006

Citation: MetCap Living Management Inc. v Al-jallad, 2026 ONLTB 25370

Date: 2026-03-26

File Number: LTB-L-108828-25

In the matter of: 412, 1485 WILLIAMSPORT DR
MISSISSAUGA ON L4X1T6

Between: MetCap Living Management Inc.

Landlord

And

Asem Al-Jallad
Ibrahim Al-Jallad
Sameh Al-Jallad

Tenantss

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Asem Al-Jallad, Ibrahim Al-Jallad, and Sameh Al-Jallad (the 'Tenants') because the Tenants did not pay the rent that the Tenantss owe.

This application was heard by videoconference on March 18, 2026.

The Landlord's Representative, Phylicia Thomas and the Tenant, Ibrahim Al-Jallad, attended the hearing.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$3,199.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$105.17. This amount is calculated as follows: \$3,199.00 x 12, divided by 365 days.
5. The Tenants had not made any payments since the application was filed.
6. The rent arrears owing to March 31, 2026, are \$15,995.00.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$3,199.00 from the Tenants, and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$19.88, is owing to the Tenants for the period from December 1, 2025, to March 18, 2026.
10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the Residential Tenancies Act, 2006 (the 'Act'), including whether the Landlord attempted to negotiate a repayment agreement with the Tenant and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
11. The arrears owed by the Tenants are significant and they have no rent payments since the Landlord's application was filed. The Tenant Ibrahim Al-Jallad testified that his employment income has been inconsistent over the past few months. He also testified to the household income and while I am satisfied that there would be enough money coming into the household to pay rent on an ongoing basis, I am not satisfied that the Tenants would be able to make payments toward the arrears.
12. He also testified that he is working with the Region of Peel to obtain assistance with the rental arrears. However, he could not provide specific details regarding the nature of this support or a timeline within which a payment would be made. He also testified that, in the long-term, he expects to be able to pay off the arrears using proceeds from the sale of a property owned by his mother. However, no specifics were provided: the testimony was general and speculative.
13. In my view, based on the information provided at the hearing, it would be unfair to the Landlord to grant relief from eviction as it is more likely than not that the arrears would not be paid off in a timely matter.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$16,181.00 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$19,380.00 if the payment is made on or before April 6, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act if the Tenants had paid the full amount owing as ordered, plus any additional rent

that became due after April 6, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.

4. **If the Tenant does not pay the amount required to void this order, the Tenant must move out of the rental unit on or before April 6, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$11,656.18. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$105.17 per day for the use of the unit starting March 19, 2026, until the date the Tenants move out of the unit.
7. 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.
8. If the unit is not vacated on or before April 6, 2026, then starting April 7, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 7, 2026.

March 26, 2026
Date Issued

Jeremy Henderson
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 7, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before March 31, 2026

Rent Owing to March 31, 2026	\$15,995.00
Application Filing Fee	\$186.00
Total the Tenantss must pay to continue the tenancy	\$16,181.00

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before April 6, 2026

Rent Owing to April 30, 2026	\$19,194.00
Application Filing Fee	\$186.00
Total the Tenantss must pay to continue the tenancy	\$19,380.00

C. Amount the Tenants must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$14,689.06
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,199.00
Less the amount of the interest on the last month's rent deposit	- \$19.88
Total amount owing to the Landlord	\$11,656.18
Plus, daily compensation owing for each day of occupation starting March 19, 2026	\$105.17 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	