



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

File Number: LTB-L-002476-26

In the matter of: 1543 WILLIAMSPORT DR
MISSISSAUGA ON L4X1T7

Between: MetCap Living Management Inc Landlord

And

Suzanne Bedore Tenant

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

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was heard by videoconference on March 24, 2026. The Landlord's legal representative Krizia Hernandez and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent, and specifically that the tenancy would terminate.

Agreed Facts:

1. The parties agreed to terminate the tenancy on June 30, 2026.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$3,098.85. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$101.88. This amount is calculated as follows: \$3,098.85 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to March 31, 2026 are \$8,719.09.
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 \$3,035.11 from the Tenant and this deposit is still being held by the Landlord.
9. The parties agree that the last month's rent deposit will be applied to the June 2026 rental period.
10. Interest on the rent deposit, in the amount of \$4.19 is owing to the Tenant for the period from March 1, 2026 to March 24, 2026.
11. The parties agree that the rent due on April 1, 2026 rent will be payable on April 3, 2026.
12. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 July 1, 2026.
4. The Tenant shall pay to the Landlord new rent on time and in full as it comes due and owing for the period from April 1, 2026 up to and including May 1, 2026.
5. If the Tenant fails to make any one of the payments in accordance with paragraph 4 of this order, the Landlords 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 earlier than June 30, 2026 and requiring that the Tenant pay any new arrears, NSF fees and related charges that became due and owing after March 31, 2026.
6. The Landlord holds a rent deposit, and interest owing on the rent deposit in the amount of \$3,039.30, as calculated to the hearing date.
7. If the Tenant vacates the rental unit on or before May 31, 2026, the Landlord will owe the Tenant \$3,039.30 for the last month rent deposit plus the interest accrued on the rent deposit from the hearing date to the date the Tenant vacates the rental unit.
8. If the Tenant vacates the rental unit on or after June 1, 2026, the Landlord will owe the Tenant \$3,051.18 for the last month rent deposit and the interest owing on the rent deposit to May 31, 2026 and the Landlord may deduct \$101.88 per day from this amount for each day the Tenant occupies the rental unit starting on June 1, 2026, and continuing each day until the Tenant vacates the rental unit.
9. The Tenant shall pay to the Landlord \$8,905.09, less any amounts that may become payable to the Tenants pursuant to paragraphs 7 or 8, on or before June 30, 2026. This

amount represents the rent arrears owing up to March 31, 2026, and the cost of filling the application.

10. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.
11. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

April 1, 2026

Date Issued

Sandra Sabourin

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on January 1, 2027 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.