



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

File Number: LTB-L-012982-26

In the matter of: 0216, 75 SILVER SPRINGS BLVD
SCARBOROUGH ON M1V 1W2

Between: MetCap Living Management Inc. Landlord

And

Shahbaz Gulzar Tenants
Nasreen Gulzar

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Shahbaz Gulzar and Nasreen Gulzar (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on March 25, 2026. The Landlord's Representative, paralegal, Stella Idahosa, and the Tenants, Shahbaz Gulzar on behalf of the Tenants, advised that the parties had reached an agreement. The Tenants did not seek legal advice prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,050.56. It is due on the 1st day of each month.
4. The Tenants have paid \$2,008.39 to the Landlord since the application was filed.
5. The rent arrears owing to March 31, 2026, are \$1,344.90
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. Accordingly, the total amount the Tenants owe the Landlord is \$1,555.90.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlord \$1,555.90 which represents arrears of rent (\$1,344.90) plus the application filing fee (\$186.00) for the period ending March 31, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - \$259.31 on or before the 1st day of each month, from April 1, 2026, to August 1, 2026. (5 months)
 - \$259.35 on or before September 1, 2026.
3. The Tenants shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting April 1, 2026, and continuing each month until September 1, 2026, or until the arrears are paid in full whichever date earliest.
4. If the Tenants fail to make any one of the payments in accordance with paragraphs 2 and 3 of this order, the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

April 8, 2026
Date Issued

Pauline Brewster
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.