



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-007071-26

In the matter of: 317, 1915 MARTIN GROVE RD.
ETOBICOKE ON M9V 3T2

Between: Metcap Living Management Inc. Landlord

and

Maxamed Cabdule Adan Tenant

Metcap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Maxamed Cabdule Adan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

A hearing was held by videoconference on March 26, 2026.

Only the Landlord's representative, Phylicia Thomas, attended the hearing.

As of 1:48 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board. 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. The Tenant paid the Landlord all the rent that was in arrears up to March 31, 2026.
2. The only amount owing is the Landlord's cost of filing the application. As a result, the order will be limited to costs only.
3. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord \$45.33, for the cost of filing the application.

2. If the Tenant does not pay the Landlord the full amount owing on or before April 18, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 19, 2026, at 4.00% annually on the balance outstanding.

April 7, 2026

Date Issued

Adeela Alvez

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.