



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

**File Number:** LTB-L-010047-26

**In the matter of:** 0303, 2737 KIPLING AVE  
ETOBICOKE ON M9V 4C3

**Between:** MetCap Living Management Inc. Landlord

**and**

Willoughby J Smith Tenants  
Rochelle Monique Smith  
Miriam Addison Martin

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Willoughby J Smith, Rochelle Monique Smith and Miriam Addison Martin (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled for a videoconference hearing on March 30, 2026.

The Landlord's Representative Stella Idahosa and Tenant Rochelle Monique Smith, who had authorization to consent on behalf of the other Tenants, engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent. Tenant Rochelle Monique Smith did not receive legal advice about this application.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

**Agreed Facts:**

- 1) The current rent is \$1,990.35. It is due on the 1<sup>st</sup> day of each month.
- 2) The Tenants have paid \$975.00 to the Landlord since the application was filed.
- 3) The rent arrears owing to March 31, 2026 are \$4,001.05.
- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

**It is ordered on consent of the parties that:**

1. The Tenants shall pay to the Landlord \$4,187.05. This amount includes rent arrears and costs owing up to March 31, 2026 and costs.

2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

| <b>Date Payment Due</b> | <b>Amount of Payment</b> |
|-------------------------|--------------------------|
| April 25, 2026          | \$697.8 <del>5</del>     |
| May 25, 2026            | \$697.84                 |
| June 25, 2026           | \$697.84                 |
| July 25, 2026           | \$697.84                 |
| August 25, 2026         | \$697.84                 |
| September 25, 2026      | \$697.84                 |

3. The Tenants shall also pay to the Landlord new rent in full and on time for the period April 1, 2026 to September 1, 2026, or until the arrears have been paid in full, whichever date is earliest.
4. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and 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 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.
5. This order on consent is in full and final settlement of this application.

**April 2, 2026**  
**Date Issued**

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Denise Hannivan  
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.