



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

File Number: LTB-L-006765-26

In the matter of: 359-7230 Darcel Ave.
Mississauga, ON L4T3T6

Between: MetCap Living Management Inc. Landlord

And

Ayesha Ashhraf Tenant
Feroza Ashraf

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ayesha Ashhraf and Feroza Ashraf (collectively the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on April 2, 2026.

The Landlord's Representative, Phylicia Thomas, and Tenant, Ayesha Ashhraf, attended the hearing.

The Tenant declined to met with Tenant Duty Counsel prior to the commencement of the hearing.

At the hearing the parties consented to the following terms and conditions. I was satisfied that the parties provided informed consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$7,380.78 for arrears of rent up to April 30, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment #	Payment Date (on or before)	Payment Amount	Balance
1	April 30, 2026	\$1,230.13	\$6,150.65

Payment #	Payment Date (on or before)	Payment Amount	Balance
2	May 30, 2026	\$1,230.13	\$4,920.52
3	June 30, 2026	\$1,230.13	\$3,690.39
4	July 30, 2026	\$1,230.13	\$2,460.26
5	August 30, 2026	\$1,230.13	\$1,230.13
6	September 30, 2026	\$1,230.13	\$0.00

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period from May 1, 2026, to September 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord 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 and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 8, 2026
Date Issued

Ken Audziss
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.