



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

File Number: LTB-L-005952-26

In the matter of: 303, 15 JANSUSIE RD
ETOBICOKE ON M9W4V4

Between: MetCap Living Management Inc. Landlord

And

Samantha Thomas Tenant
Trent Holder

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Samantha Thomas and Trent Holder (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

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

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on April,7, 2026.

The Landlords representative Ms. Idahosa and the Tenant attended the hearing.

On consent it is ordered that:

1. Pursuant to the L1 Application, the tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 8, 2026 or void this order by paying the outstanding arrears and filing fees.
2. The Tenant shall pay the Landlord any rent arrears owing up to the date of the hearing, the cost of filing the application, and unpaid NSF charges. The amount of the rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. As of the date of the hearing, the Tenant owes the Landlord \$583.93, this is up to April 30, 2026. The Tenant owes \$983.69 representing arrears and filing fees up to May 8, 2026.
3. In the event the order is not voided by the Tenant on May 8, 2026, the Landlord will owe \$445.67, to the Tenant, this amount is derived by applying the last month rent deposit in

the amount of \$1,429.36 and subtracting the outstanding arrears and filing fees to May 8, 2026, in the amount of \$983.69. ($\$1,429.36 - \$983.69 = \445.67).

4. The Tenant shall also pay the Landlord compensation of \$49.97 per day for the use of the unit starting May 9, 2026, to the date the Tenant moves out of the unit.
5. If the either party does not pay the other party the full amount owing on or before May 8, 2026, they will start to owe interest. This will be simple interest calculated from May 9, 2026 at 4.00% annually on the balance outstanding.
6. The Tenant will pay the lawful rent for the month of May 2026, on or before, the first day of March 2026.
7. If the Tenant fails to pay as in paragraph 6 above, 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.
8. If the unit is not vacated on or before May 8, 2026, then starting May 9, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 May 9, 2026.

April 9, 2026

Date Issued

Suzy Franklyn

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 October 9, 2026 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.

