



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-094325-25-RV

In the matter of: 1002, 155 WELLESLEY ST E
TORONTO ON M4Y1J4

Between: METCAP LIVING MANAGEMENT INC. Landlord

And

Camilo Ablao Tenant

Review Order

METCAP LIVING MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Camilo Ablao (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-094325-25 issued on February 11, 2026.

On February 24, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On February 25, 2026, interim order LTB-L-094325-25-RV-IN was issued, staying the order issued on February 11, 2026.

The review request was heard by videoconference on April 7, 2026.

The Landlord's legal representative Adriana Shaw and the Tenant attended the hearing.

The Tenant declined to speak with Tenant Duty Counsel.

Determinations:

The Review Request

1. The Tenant said that he was not reasonably able to participate at the hearing as he was not aware of the hearing.
2. At the hearing, the Landlord consented to the Tenant's request to review the order and the parties agreed to the following order.

On consent it is ordered that:

1. The request to review order LTB-L-094325-25 issued on February 11, 2026 is granted. The order is cancelled and cannot be enforced.
2. The interim order issued on February 25, 2026 is cancelled.
3. The Tenant shall pay to the Landlord \$8,314.00 which represents arrears to April 30, 2026 and costs.
4. The Tenant shall pay the amount set out above as follows:
 - a) \$1,385.67 on or before the 15th of each month, commencing May 2026 to September 2026, for a total of five months;
 - b) \$1,385.65 on or before October 15, 2026.
5. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 2026 to October 2026 or until the arrears are paid in full, whichever date is earliest.
6. If the Tenant fails to make any one of the payments in accordance with this order, the Landlord may, without notice to the Tenant, apply to the Board pursuant to section 78 of the Residential Tenancies Act, 2006 for an order terminating the tenancy and evicting the Tenants. The Landlord must make this application no later than 30 days after the Tenant's breach of this order.

April 15, 2026
Date Issued

Dana Wren
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.