



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

File Number: LTB-L-006151-26

In the matter of: 351, 7230 DARCEL AVE
MISSISSAUGA ON L4T3T6

Between: MetCap Living Management Inc Landlord

And

Josee Kouassi Tenants
Aye Assi

MetCap Living Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Josee Kouassi and Aye Assi (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

A hearing was held by videoconference on April 7, 2026.

Only the Landlord's Representative, Phylcia Thomas, attended the hearing.

As of 2:42 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. 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 Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The Tenants have paid the Landlord all the rent that was in arrears up to April 30, 2026.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The only amount owing is the Landlord's cost of filing the application. As a result, the order will be limited to costs only.

6. 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 Tenants shall pay to the Landlord \$186.00, for the cost of filing the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before April 24, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 25, 2026, at 4.00% annually on the balance outstanding.

April 13, 2026
Date Issued

Nicole Pedron
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.