



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-006504-26

In the matter of: 0215, 10 RUNNYMEDE RD.
KINGSTON ON K7M2A1

Between: MetCap Living Management Inc Landlord

And

Amber Walsh Tenant

MetCap Living Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Amber Walsh (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on April 9, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Kevin Kordahi.

The Landlord's representative, Christine Daniel, and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

The parties agreed that:

1. The parties agree that the lawful monthly rent is due on or before the first day of each month.
2. For the duration of the payment plan, the lawful monthly rent shall instead be due on or before the final day of each month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$3,031.86** 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:
 - a) \$250.00 on or before the final day of each month for the period from April 30, 2026, to June 30, 2026.
 - b) \$1,250.00 on or before July 31, 2026.

- c) \$250.00 on or before the final day of each month for the period from August 31, 2026, to October 31, 2026.
 - d) \$281.86 on or before November 30, 2026.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on or before the last day of each month for the period from May 30, 2026, to November 30, 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 21, 2026
Date Issued

Kevin Kordahi
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.