



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-094446-25

In the matter of: 70 WEEPING WILLOW LANE
KANATA ON K2K1E4

Between: HUILIANG NIU Tenant
QIANYUN (TINA) YU

And

MetCap Living Management Inc. Landlord

HUILIANG NIU and QIANYUN (TINA) YU (the 'Tenant') applied for an order determining that MetCap Living Management Inc. (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 14, 2026.

The Landlord's legal representative, Lavini Volney and the Tenant attended the hearing.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties agree that on or before April 30, 2026, the Landlord shall issue a cheque to the named Tenant -Qianyun Yu and courier the cheque to the Tenant at 7001 Flewellyn Road, Stittsville, ON K2S 1B6.

On consent, it is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$5,046.00. This amount represents:
 - \$4,998.00 for first and last month's rent
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by April 30, 2026.

3. If the Landlord does not pay the Tenant the full amount owing by April 30, 2026, the Landlord will owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.
4. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.
5. The parties agreed that this resolves all matters related to this rental unit.

April 16, 2026
Date Issued

Teresa Hunt
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.