



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

File Number: LTB-L-007099-26

In the matter of: 1403, 1975 ST. LAURENT BLVD
OTTAWA ON K1G3S7

Between: METCAP LIVING MANAGEMENT INC. Landlord

And

Joshua E. Newkirk Tenant

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

The application was scheduled to be heard on April 13, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord's Representative, Stella Idahosa, the Tenant, and the Tenant's Support Person, Tristan MacGregor, were present.

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.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5,168.17 for arrears of rent up to April 30, 2026, and costs.
2. The Tenant shall pay to the Landlord \$4,982.17 for arrears of rent up to April 30, 2026, on or before May 13, 2026.
3. The Tenant shall also pay to the Landlord rent for the month of May 2026, on or before May 13, 2026.

4. If the Tenant fails to make any one of the payments in accordance with paragraph 2 or 3 of this , 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.
5. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenant does not pay the Landlord the full amount owing on or before March 13, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 14, 2026, at 4.00% annually on the balance outstanding.

April 17, 2026
Date Issued

Maryam Cooper
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.