



**Order under Subsection 74(2)
Residential Tenancies Act, 2006**

File Number: LTB-L-005576-26

In the matter of: 0409, 75 SILVER SPRINGS BLVD
SCARBOROUGH ON M1V1W2

Between: MetCap Living Management Inc. Landlord

And

Ammad Sarfraz Tenants
Afsah Amber

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ammad Sarfraz and Afsah Amber (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 7, 2026.

The Landlord's Representative, Phylicia Thomas, and the Tenants, Ammad Sarfraz and Afsah Amber, attended the hearing.

1. The Landlord advised the LTB that prior to the hearing, the Tenants paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending March 31, 2026, and the filing fee.
2. The Landlord's application for an order terminating the tenancy and evicting the Tenants based upon arrears of rent is discontinued.

April 22, 2026
Date Issued

Bryan Delorenzi
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.