



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-007975-26

In the matter of: 0104, 2495 LAKE SHORE BLVD W
ETOBICOKE ON M8V 1C5

Between: METCAP LIVING MANAGEMENT INC. Landlord

And

John Toh Tenant

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

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

The Landlord's Representative, Christine Daniel and the Tenant Support, Peter Toh attended the hearing. The Tenant Support and the Landlord's Representative confirmed he had the authority to consent on behalf of the Tenant who was not present at the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,131.78 for arrears of rent up to April 30, 2026, and this includes the Landlord's filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) On or before May 1, 2026, and every 1st day of the month for 37 payments up to and including May 1, 2029, \$30.00.
 - b) On or before June 1, 2029, \$21.78
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 1, 2026 to June 30, 2029, 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 22, 2026
Date Issued

Tanya Speedie
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.