



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Date: 2026-04-22

File Number: LTB-L-089046-25-RV

In the matter of: 1115, 37 JOHNSON ST
BARRIE ON L4M5C3

Between: MetCap Living Management Inc. Landlord

And

Umile Bruno Tenant

Review Order

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

This application was resolved by order LTB-L-089046-25 issued on December 19, 2025. The hearing was held on December 16, 2025. As of 9:58 a.m., the Tenant was not present or represented.

On February 27, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On March 2, 2026, interim order LTB-L-089046-25-RV-IN was issued, staying the order issued on December 19, 2025.

This application was heard by videoconference on April 13, 2026. The Landlord's Representative, Stella Idahosa, and the Tenant, supported by Hailea Whyte and Joe Burno, attended the hearing.

On consent, it is ordered that:

1. The request to review order LTB-L-089046-25 issued on December 19, 2025, is granted.
2. Order LTB-L-089046-25 issued on December 19, 2025, is cancelled and replaced with the following:
 1. On or before June 1, 2026, the Tenant shall pay to the Landlord \$411.00 which represents the arrears of rent inclusive of the filing fee.
 2. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period of May and June 2026, or until the arrears are paid in full, whichever date is earliest.
 3. 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 March 30, 2026.

April 22, 2026
Date Issued

Jane Dean
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.