



**Order under Section 78(11)  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-013219-26-SA

**In the matter of:** 1906, 15 EVA RD  
ETOBICOKE ON M9C4W3

**Between:** METCAP LIVING MANAGEMENT INC. Landlord

**And**

Dexter Wilson Tenant

METCAP LIVING MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Dexter Wilson (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on February 2, 2026 with respect to application LTB-L-070830-25-AM.

The Landlord's application was resolved by order LTB-L-013219-26, issued on March 3, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-013219-26.

This motion was heard by videoconference on April 20, 2026. The Landlord's representative Sophie Enriquez, and the Tenant, attended the hearing. Also in attendance was Tanya Barkley, who now lives with the Tenant with her daughter.

**Determinations:**

1. The Tenant owed the Landlord \$13,094.70 in arrears and costs to the end of November 2025.
2. The amount the Tenant owes is \$8,908.68 to the end of April 2026. The Tenant has not paid March or April rent. The Tenant also testified that he currently has approximately \$1,500.00. The lawful monthly rent is \$2,164.54.
3. The Tenant testified that he filed a Consumer Proposal. The Tenant submitted a copy of the Consumer Proposal which shows that the filing was on April 5, 2025. The amount the Tenant owes the Landlord has become due after the Consumer Proposal was filed and therefore remains as a debt to the Landlord.
4. Ms. Barkley testified that she just started a new job and can assist the Tenant paying rent and arrears. There is no evidence of the amount Ms. Barkley earns.

5. Considering the fact that March and April rent have not been paid, that the Tenant does not have the funds to pay May rent, that the amount the Tenant owes has increased since the L4 was filed, that the Consumer Proposal was filed in April of last year and that arrears were equal to six month rent when order LTB-L-070830-25-AM was issued with the Board granting relief from eviction after the Consumer Proposal was filed, I find this tenancy is not viable and that it would be unfair to set aside order LTB-L-013219-26.

**It is ordered that:**

1. The motion to set aside Order LTB-L-013219-26, issued on March 3, 2026, is denied.
2. The stay of order LTB-L-013219-26 is lifted immediately.
3. Order LTB-L-013219-26 is unchanged.

**April 29, 2026**

**Date Issued**

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Greg Joy

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.