



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

File Number: LTB-L-020456-26

In the matter of: 207, 351 THE WEST MALL
ETOBICOKE ON M9C1E3

Between: METCAP LIVING MANAGEMENT INC. Landlord

And

MAQSOOD SULEMAN Tenants
SABEETA JAVED

METCAP LIVING MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict MAQSOOD SULEMAN and SABEETA JAVED (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on April 23, 2026. The Landlord's legal representative, Krizia Hernandez and the Tenant, Sabeeta Javed attended the hearing. The Tenant, Sabeeta Javed provided evidence that she was authorized by the second Tenant, Maqsood Suleman to represent him in this matter. The Tenant met with Duty Counsel prior to the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. 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 that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$3,407.09. It is due on the 1st day of each month.
2. For one time only the lawful monthly rent for May 2026 will be due on May 15, 2026 instead of May 1, 2026. Thereafter, the lawful monthly rent will be due on the 1st day of each month.

On consent it is ordered that:

1. The Tenants shall pay to the Landlord \$3,277.85 which represents arrears of rent (\$3,091.85) plus the application filing fee (\$186.00) for the period ending April 30, 2026.

2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
May 15, 2026	\$500.00
June 15, 2026	\$500.00
July 15, 2026	\$500.00
August 15, 2026	\$500.00
September 15, 2026	\$500.00
October 15, 2026	\$777.85

3. The Tenants shall also pay to the Landlord the lawful monthly rent for May 2026 on or before May 15, 2026. Thereafter, the Tenants shall pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting June 1, 2026 and continuing each month until October 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any one of the payments in accordance with paragraphs 2 and 3 of this order, the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 29, 2026
Date Issued

 Floredana Ungureanu
 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.