



Amended Order under Section 31 Residential Tenancies Act, 2006 and Section 21.1 Statutory Powers Procedures Act

File Number: LTB-T-030079-25-AM and LTB-T-041703-25-AM

In the matter of: 909, 2900 CARLING AVE
OTTAWA ON K2B7J6

Between: Ahmad Y Nasrallah Tenant

And

METCAP Landlord

Ahmad Y Nasrallah (the 'Tenant') applied for an order determining that METCAP (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

This application was heard by videoconference on April 13, 2026.

The Tenant, the Landlord's agent, Giovanni Patroni, and the Landlord's legal representative, Lavinia Volney attended the hearing.

This order is clerically amended to correctly state the amount of payment agreed upon by the parties. The change is underlined and bolded for easy reference.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

- The Landlord shall pay the Tenant **\$412.62** in final settlement of both applications. Payment shall be applied as credit to the rent which comes due on May 1, 2026.
- The tenant shall not store tires in the parking garage.
- The settlement is made without admission of liability.

April 17, 2026
Date Issued

April 28, 2026
Date Amended

Dawn Carr

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.