



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

File Number: LTB-L-009964-26

In the matter of: 323, 7170 DARCEL AVE
MISSISSAUGA ON L4T3T5

Between: MetCap Living Management Inc. Landlord

And

Therence Benjamin Tenants
Sasha-Ann Benjamin

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Therence Benjamin and Sasha-Ann Benjamin (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 27, 2026.

Only the Landlord's Representative, Stella Idahosa, attended the hearing.

As of 2:11pm, the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,308.32. It is due on the 1st day of each month.
4. The Tenants have paid \$3,916.64 to the Landlord since the application was filed.
5. The rent arrears owing to April 30, 2026, are \$5.27.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a rent deposit of \$1,248.17 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
8. Interest on the rent deposit, in the amount of \$144.45 is owing to the Tenants for the period from January 1, 2020, to April 27, 2026.

It is ordered that:

1. The Tenant shall pay to the Landlord \$191.27. This amount includes rent arrears owing up to April 30, 2026, and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before May 16, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 17, 2026, at 4.00% annually on the balance outstanding.

May 5, 2026
Date Issued

Colette Myers

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.

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