



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

File Number: LTB-L-017698-26

In the matter of: 402-80 Wellesley St. E.
Toronto, ON M4Y1H3

Between: MetCap Living Management Inc. Landlord

And

Shane Timoteo Tenants
Thomas Kennedy

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Shane Timoteo and Thomas Kennedy (the 'Tenants') because the Tenants did not pay the rent owed.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on April 29, 2026.

The Landlord's Representative, Christine Daniel, and Tenant, Thomas Kennedy, attended the hearing.

1. At the hearing, the Landlord sought to withdraw the application as the N4 notice was not served at least 14 days prior to the termination date contained on the notice. I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

May 7, 2026
Date Issued

Ken Audziss
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.