



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

File Number: LTB-L-022975-26-SA

In the matter of: 100, 1320 DANFORTH RD
SCARBOROUGH ON M1J1G1

Between: METCAP LIVING MANAGEMENT INC. Landlord

And

Sheldon Smith Tenant

METCAP LIVING MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Sheldon Smith (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 October 17, 2025 with respect to application LTB-L-063940-25.

The Landlord's application was resolved by order LTB-L-022975-26, issued on March 23, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-022975-26.

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

The Landlord's representative Stella Idahosa and the Tenant attended the hearing. At the hearing the parties reached a consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-022975-26, issued on March 23, 2026, is granted.
2. Order LTB-L-022975-26, issued on March 23, 2026, is set aside and cannot be enforced.
3. The previous order issued on October 17, 2025 with respect to LTB-L-063940-25 is voided as the Tenant has paid all arrears and the filing fee owing.

4. As a result, both LTB-L-022975-26 and LTB-L-022975-26 are closed.

May 6, 2026
Date Issued

Brett Lockwood
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.