



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

File Number: LTB-L-013267-26

In the matter of: 807, 2880 CARLING AVE
OTTAWA ON K2B7Z1

Between: Metcap Living Management Inc Landlord

And

Nilantha K Diyagu Baduge Tenant

Metcap Living Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Nilantha K Diyagu Baduge (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on April 30, 2026.

The Landlord's Representative, Adriana Shaw, and the Tenant attended.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

Preliminary Matter:

A. The Landlord's application is amended to remove Ericka Ushliyanage as a Tenant.

It is ordered on consent that:

1. On or before May 31, 2026, the Tenant shall pay to the Landlord \$1,352.00. This amount represents \$1,166.00 for arrears of rent up to April 30, 2026, and the \$186.00 application filing fee
2. The Tenant shall also pay to the Landlord the rent for May 2026 in full on or before May 31, 2026.
3. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant breach pursuant to section 78 of the Residential Tenancies Act, 2006 (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

May 14, 2026
Date Issued

Eno Ubia
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.