



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-016677-26

In the matter of: PH21, 1501 WOODBINE AVE
EAST YORK ON M4C4H1

Between: MetCap Living Management Inc.

Landlord

And

Javid Sayeedi
Jamaluddin Attayee

Tenant

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Javid Sayeedi and Jamaluddin Attayee (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on May 6, 2026 where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's legal representative Krizia Hernandez and the Tenant participated in the mediation. The Tenant, Javid Sayeedi was able to consent on behalf of all Tenants. The Tenant didn't speak with Tenant Duty Counsel.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I was satisfied that the parties understood the consequences of their consent.

Agreed Fact:

1. The Tenant paid the filing fee for this application to the landlord on April 27, 2026.

It is ordered on Consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.

2. For a period of twelve consecutive months, starting on June 1, 2026, up to and including May 1, 2027, the Tenant shall pay the lawful monthly rent to the Landlord in full and on time, on or before the first day of each month.
3. If the Tenant fails to meet the terms, as per paragraph 2 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant. The Landlord must make this application no later than 30 days after the Tenant's failure to meet a term.

May 14, 2026
Date Issued

Monique Browne
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.