



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

File Number: LTB-L-013626-26

In the matter of: 0015, 26 ALBERT AVE
ETOBICOKE ON M8V2L4

Between: MetCap Living Management Inc. Landlord

And

Luis Mercado Tenant

MetCap Living Management Inc. (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Luis Mercado (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on May 7, 2026. Stella Idahosa, Licenced Paralegal, represented the Landlord. The Tenant attended and was self-represented.

Through private discussion, the parties agreed to resolve the application and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$8,931.00. This amount represents \$8,745.00 for arrears of rent up to May 31, 2026, and the \$186.00 application filing fee (costs).
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
May 12, 2026	\$1,488.50
June 12, 2026	\$1,488.50
July 12, 2026	\$1,488.50
August 12, 2026	\$1,488.50
September 12, 2026	\$1,488.50

October 12, 2026	\$1,488.50
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3. The Tenant shall also pay to the Landlord the lawful monthly rent on or before the 1st day of each month starting June 2026 through to and including October 2026, or until the arrears are paid in full, whichever date is earliest.
4. 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 paragraph 1 of 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's breach pursuant to section 78 of 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 May 31, 2026.

May 13, 2026
Date Issued

Joanne Lolato
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.