



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-019854-26

In the matter of: 12, 77 PEMBROKE ST
TORONTO ON M5A2N9

Between: Metcap Living Management Inc. Landlord

And

Alexander Vasquez Tenant

Metcap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Alexander Vasquez (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.

The application was scheduled to be heard by video conference on May 7, 2026. Before the start of the hearing, the Landlord's Representative, Krizia Hernandez and the Tenant advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord the lawful monthly rent in full and on time on or before the first day of each month starting June 2026 through to and including May 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the

application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application as follows:
 - a) \$15.50 on or before the first day of each month starting June 1, 2026, through to and including May 1, 2027.
5. If the Tenant does not pay the Landlord the full amount owing on or before May 1, 2027, the Tenant will start to owe interest. This will be simple interest calculated from May 2, 2027, at 4.00% annually on the balance outstanding.

May 12, 2026
Date Issued

Sarah Visnovec
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.