



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

File Number: LTB-L-019806-26

In the matter of: 0312, 2702 LAWRENCE AVE E
SCARBOROUGH ON M1P2S6

Between: MetCap Living Management Inc. Landlord

And

Sabiha Tadvalla Tenants
Akber Tadvalla

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Sabiha Tadvalla and Akber Tadvalla (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenants 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 Tenants 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.

Agreed fact:

- The Tenants have paid the application filing fee of \$186.00.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants continue if the Tenants meet the condition set out below.

2. The Tenants 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 Tenants fail 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 Tenants. 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 Tenants.

May 13, 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.