



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-019900-26

In the matter of: 308, 1501 WOODBINE AVE
EAST YORK ON M4C4H1

Between: Metcap Living Management Inc Landlord

And

Attila Molnar
Henrietta Farkas Tenants

Metcap Living Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Attila Molnar and Henrietta Farkas (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 heard by videoconference on May 13, 2026. The Landlord's legal representative Stella Idahosa, the Tenant's legal representative Mohammad Shahadat Kamal, and the Tenant Henrietta Farkas attended the hearing. Tenant Henrietta Farkas confirmed that she had authorization to act on behalf of Tenant Attila Molnar.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Tenants have paid the application filing fee.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord the monthly rent on time and in full as it comes due and owing for the period of, and including June 1, 2026, to May 1, 2027.

2. If the Tenants fail to comply with the condition set out in paragraph 1 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 15, 2026
Date Issued

Sandra Sabourin
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.