



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

File Number: LTB-L-019915-26

In the matter of: 0405, 525 SAINT LAWRENCE AVE
OSHAWA ON L1H7V8

Between: Metcap Living Management Inc. Landlord

And

Abubakarr Sesay Tenant

Metcap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Abubakarr Sesay (the 'Tenant') because:

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

This application was heard by videoconference on May 13, 2026.

The Landlord's Legal Representative, Stella Idahosa, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Tenant shall pay rent in full and on time on or before the first day of each month for a twelve-month period starting June 1, 2026, up to and including May 1, 2027.
2. 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 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.
3. The Tenant shall also pay to the Landlord the application filing fee in the amount of \$186.00 on or before July 15, 2026.
4. If the Tenant does not pay the Landlord the full amount owing as per paragraph 3 of this order on or before July 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 16, 2026, at 4.00% annually on the balance outstanding.

May 20, 2026
Date Issued

Paula West Oreskovich
Member, 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.