



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

File Number: LTB-L-019914-26

In the matter of: 1105, 1501 WOODBINE AVE
TORONTO ON M4C 4H1

Between: MetCap Living Management Inc. Landlord

and

Margaret Villafana Tenant

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Margaret Villafana (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.

This application was scheduled for a videoconference hearing on May 13, 2026.

The Landlord's Representative Stella Idahosa, the Tenant, and the Tenant's Support Person and daughter who is an Occupant of the rental unit Breiane Raene Villafana engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent. The Tenant did not receive legal advice about this application.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent is \$1,377.39. It is due on the 1st day of each month.
- 2) The Landlord incurred a cost of \$186.00 for filing the application and is entitled to reimbursement. The Tenant has already paid \$186.00 to the Landlord for this cost.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meet the conditions set out in paragraph 2 below.

2. The Tenant shall pay to the Landlord new, lawful rent on time and in full as it comes due and owing for the twelve (12) month period June 1, 2026 to May 1, 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. This order is in full and final settlement of this application.

May 19, 2026
Date Issued

Denise Hannivan
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.