



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

File Number: LTB-L-019984-26

In the matter of: 1703, 1501 WOODBINE AVE
EAST YORK ON M4C4H1

Between: Metcap Living Management Inc. Landlord

And

Andre Heasman Tenant

Metcap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Andre Heasman (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 heard by videoconference on May 13, 2026. The Landlord's legal representative, Christine Daniel, the Tenant and the Tenant's support person, Paul Tadros attended the hearing.

The parties resolved the matter directly and requested an order on consent.

I am satisfied that parties understand the terms and consequences of their consent, including waiving the rights to a merit hearing for this application.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the condition(s) set out below.
2. On or before the 1st day of each month, the Tenant shall pay to the Landlord the lawful monthly rent for a period of 8 months commencing June 1, 2026, to January 1, 2027.

3. If the Tenant fails to comply with the condition 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.

May 19, 2026
Date Issued

Oluwatobi Abobarin
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.