



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096843-24

In the matter of: 403, 440 RATHBURN RD
ETOBICOKE ON M9C3S7

Between: MetCap Living Management Inc.

Landlord

And

Sheila Paul

Tenant

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Sheila Paul (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

The application was scheduled to be heard by video conference on May 19, 2026.

Before the start of the hearing the Landlord's legal representative Stella Idahosa and the Tenant's lawyer Dariya Alton engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and 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.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$6,968.71 representing the damages claimed in the Landlord's application in full on or before July 31, 2026.
2. If the Tenant fails to comply with paragraph 1 of this order, the Landlord may apply under section 78 of the Residential Tenancies Act, 2006, without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant. The Landlord must make this application no later than 30 days after the Tenant's breach. As part of the application, the Landlord can also request an order for the damages, and the cost of filing the application.

3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application in full on or before July 31, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.

May 26, 2026

Date Issued

Diego Fernandez-Stoll

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.