



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-020037-26

In the matter of: 00B5, 2700 LAWRENCE AVE E
TORONTO ON M1P2S5

Between: MetCap Living Management Inc. Landlord

And

Suleyman Hafiz Tenant

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Suleyman Hafiz (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 14, 2026. The Landlord's legal representative, Stella Idahosa and the Tenant's legal representative, Hetham Karky were present.

The parties reached consent and requested an order on consent confirming their agreement. I was satisfied the parties understood the terms and consequence of this order.

It is agreed that:

The Tenant has already paid the application filing fee.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord the lawful rent on time and in full for 12 months starting on 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.

May 28, 2026
Date Issued

Maryam Cooper
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.