



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

File Number: LTB-L-020041-26

In the matter of: 0213, 2700 LAWRENCE AVE E
SCARBOROUGH ON M1P2S5

Between: METCAP LIVING MANAGEMENT INC. Landlord

And

MASUM A. TIMOL Tenants
SABIHA M. TIMOL

METCAP LIVING MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict MASUM A. TIMOL and SABIHA M. TIMOL (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' 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 Sabiha M. Timol were present. Sabiha M. Timol represented on behalf of all Tenants.

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.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet 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.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.

5. If the Tenant does not pay the Landlord the full amount owing on or before June 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

May 25, 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.