



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-019751-26

In the matter of: 0604, 1915 MARTIN GROVE RD
ETOBICOKE ON M9V3T2

Between: MetCap Living Management Inc. Landlord

And

Ban Yako Korkes Tenants
Janet Toma

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ban Yako Korkes and Janet Toma (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 21, 2026.

The Landlord's Legal Representative, Stella Idahosa and the Tenant, Ban Yako Korkes (BY) attended the hearing. The Tenant BY spoke to Tenant Duty Counsel prior to the start of this proceeding. The Tenant BY acted as Agent on consent of the other Tenant, Janet Toma.

At the hearing, the parties before the LTB consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay the Landlord \$2,964.13 which represents arrears of rent (\$2,778.13) up to May 31, 2026, and costs (\$186.00).
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Date	Payment Amount per date of payment
May 31, 2026	\$500.00 (Costs & Arrears)
June 30, 2026	\$500.00 (Arrears)
July 31, 2026	\$500.00 (Arrears)
August 31, 2026	\$500.00 (Arrears)
September 30, 2026	\$500.00

	(Arrears)
October 31, 2026	\$464.13 (Arrears)

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the months of June 2026 to October 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

May 25, 2026
Date Issued

 Panagiotis P. Roupas
 Member, 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.