



**Order under Subsection 74(6)
and Direction Authorizing Payment-Out under Subsection 195(2)
Residential Tenancies Act, 2006**

File Number: LTB-L-101783-25-VO

In the matter of: 16, 140 JAMESON AVE
TORONTO ON M6K2X5

Between: MetCap Living Management Inc. Landlord

And

Richard Douglas Tenant

On May 12, 2026 the LTB issued order LTB-L-101783-25 terminating the tenancy and evicting Richard Douglas (the 'Tenant') because the Tenant failed to pay rent that the Tenant owes.

On May 22, 2026 the Tenant filed a motion to void order LTB-L-101783-25 because before the eviction order became enforceable, the Tenant paid MetCap Living Management Inc. (the 'Landlord') and the LTB the amount required to void the order under subsection 74(4) of the *Residential Tenancies Act, 2006* (the 'Act').

Determinations:

1. The Tenant filed a declaration or affidavit stating that the full amount required to void order LTB-L-101783-25 was paid to the Landlord and the LTB before the eviction order became enforceable.
2. The Tenant's total payment to the Landlord and the LTB is at least \$11,379.00 the amount required to void order LTB-L-101783-25 if the payment was to be made on or before May 23, 2026.

It is ordered that:

1. The motion to void order LTB-L-101783-25 is granted.
2. Order LTB-L-101783-25 is void and cannot be enforced by the Landlord.
3. The amount of \$9,625.00 paid into the LTB by the Tenant shall be paid out to the Landlord.

May 25, 2026
Date Issued

Robert Brown
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.

When the LTB directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party(ies) named in this order. The cheque will be in the amount directed plus any interest accrued up to the date of this order.

The Landlord has until June 4, 2026 to file a motion with the LTB to set aside this order. If the Landlord files the motion by June 4, 2026 the LTB will schedule a hearing.