



Order under Section 78(6) Residential Tenancies Act, 2006

File Number: LTB-L-044788-26

In the matter of: 201, 1315 SILVER SPEAR RD
MISSISSAUGA ON L4Y2W8

Between: MetCap Living Management Inc.

Landlord

And

Sadia Dirie

Tenant

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Sadia Dirie (the 'Tenant') and for an order because the Tenant did not meet a condition specified in the order issued by the LTB on December 17, 2025, with respect to application LTB-L-071546-25.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain conditions in the order. This application was filed within 30 days of the breach.
2. I find that the Tenant has not met the following condition specified in the order:

The Landlord has received multiple complaints on May 21 and May 22, 2026, confirming yelling and screaming from the rental unit. This conduct is consistent with prior disturbances and substantially interferes with other tenants' reasonable enjoyment of the residential complex. The Tenant is therefore in breach of the Consent Order. This is based on the Landlord's declaration and attached email complaints about the Tenant.

3. The Landlord is entitled to daily compensation from the day after this order is issued to the date the Tenant moves out of the unit at a daily rate of \$50.30. This amount is calculated as follows: \$1,529.87 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-071546-25 is cancelled.

2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 9, 2026.
3. If the unit is not vacated on or before June 9, 2026, then starting June 10, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after June 10, 2026.
5. The Tenant shall also pay to the Landlord \$50.30 per day for compensation for the use of the unit starting May 30, 2026, to the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlord the full amount owing on or before June 9, 2026, the Tenant will start to owe interest. This will be a simple interest calculated from June 10, 2026, at 4.00% annually on the balance outstanding.

May 29, 2026
Date Issued

James McMaster
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto, ON M7A 2G6

The Tenant has until June 8, 2026, to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the tenant files the motion by June 8, 2026, the order will be stayed, and the LTB will schedule a hearing.

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on December 10, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.