



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

File Number: LTB-L-026675-26

In the matter of: 1013, 2737 KIPLING AVE
ETOBICOKE ON M9V4C3

Between: MetCap Living Management Inc. Landlord

And

Sherwin Shepherd Tenant

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Sherwin Shepherd (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 scheduled to be heard by videoconference on May 20, 2026. The Tenant and the Landlord's Legal Representative, Stella Idahosa, participated.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters in the application and requested an Order on Consent.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

- a. The Tenant has paid the \$186.00 application filing fee.

On consent of the parties, it is ordered that:

1. Commencing June 1, 2026, the Tenant shall pay the monthly rent on or before the first (1st) day of each and every month for a twelve (12) month period ending May 1, 2027.
2. If the Tenant fails to meet the terms, as per paragraph 1 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant. The Landlord must make this application no later than 30 days after the Tenant's failure to meet this term.

May 27, 2026

Date Issued

Susan Parsons

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.