



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-019250-26

In the matter of: 106, 3532 DOWNPATRICK RD
GLOUCESTER ON K1V8T5

Between: MetCap Living Management Inc Landlord

And

Shaun Shannon Tenant

MetCap Living Management Inc (the 'Landlord') applied for an order requiring Shaun Shannon (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on May 12, 2026 at 1:31 p.m.

Only the Landlord's representative Christine Daniel, licensed paralegal attended the hearing.

As of 1:31 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Landlord amended their application to an L9 application solely for arrears of rent and the filing fee. The Landlord was seeking the arrears and fees outstanding to May 31, 2026.
3. The Tenant did not pay the total rent they were required to pay for the period from January 1, 2026 to May 31, 2026.
4. The lawful rent is \$947.10. It is due on the 1st day of each month.
5. The Tenant has paid \$4,008.90 to the Landlord after the application was filed.
6. As a result of the payments made after the application was filed, the rent arrears have been paid in full.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. After applying all payments made by the Tenant, \$157.70 remains owing to the Landlord, representing the balance of the application filing fee.

It is ordered that:

1. The Tenant shall pay to the Landlord \$157.70. This amount includes the balance of the cost the Landlord incurred for the filing of the application.
2. 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 simple interest calculated from June 10, 2026 at 4.00% annually on the balance outstanding.

May 29, 2026
Date Issued

Greg Witt
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.