



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-024251-26

In the matter of: 0919, 41 JOHNSON ST
BARRIE ON L4M 0L6

Between: MetCap Living Management Inc Landlord

And

Liam Spencer-Enright Tenant

MetCap Living Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Liam Spencer-Enright (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Representative, Krizia Hernandez and the Tenant, Liam Spencer-Enright attended the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

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

Agreed Facts:

1. The parties agreed to remove Brad Enright as a Tenant party to the application.
2. The correct name of the Tenant is Liam Spencer-Enright.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,006.00 for arrears of rent up to May 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) On or before June 30, 2026, \$1,503.00.
 - b) On or before July 31, 2026, \$1,503.00.

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 1, 2026 to July 31, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.
5. The application is amended, and Brad Enright is removed as a Tenant party to the application.
6. The application is amended, and the correct name of the Tenant is Liam Spencer-Enright.

June 1, 2026
Date Issued

Tanya Speedie
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.