



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-025946-26-SA

In the matter of: 1303, 2737 Kipling Ave
Etobicoke On M9v4c3

Between: Metcap Living Management Inc. Landlord

And

Bile Mohamed Tenant

Metcap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Bile Mohamed (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on January 16, 2026 with respect to application LTB-L-082819-25.

The Landlord's application was resolved by order LTB-L-025946-26, issued on March 31, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-025946-26.

This motion was heard by videoconference on May 27, 2026.

The motion was attended by the Landlord's representative Christine Daniel and the Tenant attended the hearing. The Tenant met with Tenant Duty Counsel prior to the hearing.

At the hearing, the parties consented to the following order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-025946-26, issued on March 31, 2026, is granted.
2. Order LTB-L-025946-26, issued on March 31, 2026, is set aside and cannot be enforced.
3. The previous order issued on January 16, 2026 with respect to LTB-L-082819-25 is now satisfied in full.

June 3, 2026
Date Issued

Julie Broderick
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.