



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-021519-26

In the matter of: 425, 295 DUFFERIN ST
TORONTO ON M6K3G2

Between: MetCap Living Management Inc. Landlord

And

Kimberly Ann Moore Tenant
Steve Snider

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Kimberly Ann Moore and Steve Snider (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

This application was heard by videoconference on May 28, 2026.

The Landlords representative Ms. Idahosa and the Tenant attended the hearing

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$1,138.46 if the payment is made on or before June 12, 2026.
3. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before June 12, 2026.**
4. **The Tenant will pay the lawful rent for the month of June 2026, on or before June 1, 2026.**
5. If the Tenant fails to make any one of the payments pursuant to paragraph 3 above, 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.

6. If the Tenant does not void the order, the Landlord shall pay to the Tenant \$1,743.58. This amount includes rent arrears owing up to the date of the hearing (May 28, 2026) and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
7. The Tenant shall also pay the Landlord compensation of \$95.59 per day for the use of the unit starting June 13, 2026, until the date the Tenant moves out of the unit.
8. If the Tenant does not pay the Landlord the full amount owing on or before June 12, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 13, 2026 at 4.00% annually on the balance outstanding.
9. If the unit is not vacated on or before June 12, 2026, then starting June 13, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. 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 13, 2026.

June 1, 2026

Date Issued

Suzy Franklyn

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on December 13, 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.

