



Order under Section 69 Residential Tenancies Act, 2006

Date: 2026-06-05

File Number: LTB-L-024899-26

In the matter of: 0402, 1971 ST. LAURENT BLVD
OTTAWA ON K1G3P8

Between: METCAP LIVING MANAGEMENT INC.

Landlord

And

Dahir Elmi
Mohamed Yasin Gaboose

Tenants

METCAP LIVING MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Dahir Elmi and Mohamed Yasin Gaboose (the 'Tenants') because the Tenants has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on May 28, 2026. Only the Landlord's Representative, Prathana Bhat, attended the hearing.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy. Therefore, the tenancy shall continue subject to conditions.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On March 12, 2026, the Landlord gave the Tenant an N8 notice of termination deemed served on March 17, 2026. The notice of termination alleges that the Tenants have persistently paid their rent late.
4. The Tenant has persistently failed to pay the rent on the date it was due. The rent is due on the 1st day of each month. The rent has been paid late 10 times in 2025 and 5 times in 2026.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord is seeking a conditional order for the Tenants to pay their rent on time for 12 months with 30 days to pay the filing fee.

7. Given that the Landlord's proposal allows the Tenants an opportunity to preserve their tenancy, I am of the view that a conditional order is appropriate in the circumstances. A conditional order also limits further prejudice to the Landlord.

It is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. Commencing July 1, 2026, through June 30, 2026, the Tenants shall pay the lawful monthly rent on the date it becomes due for a period of one year.
3. If the Tenants fail to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
4. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. The total amount the Tenants must pay the Landlord is \$186.00.
6. If the Tenants does not pay the Landlord the full amount owing on or before July 5, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 6, 2026 at 4.00% annually on the balance outstanding.

June 5, 2026
Date Issued

Jane Dean
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.