



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-022785-26

In the matter of: 0418, 99 DOWLING AVE
TORONTO ON M6K3A2

Between: MetCap Living Management Inc. Landlord

And

Hamza Khalid Tenant

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

A hearing was held by videoconference on June 2, 2026.

Only the Landlord's Representative, Christine Daniel attended the hearing.

As of 2:20 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. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,851.57. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$60.87. This amount is calculated as follows: \$1,851.57 x 12, divided by 365 days.
5. The Tenant has paid \$9,254.00 to the Landlord since the application was filed.
6. The rent arrears owing to June 30, 2026 are \$5.42.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the Act and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1) of the *Residential Tenancies Act, 2006* (the 'Act'). The Landlord's legal representative asked for a "delayed standard order". The Tenant has made substantial payments towards the arrears where the amount owed at the date of the hearing is \$5.42. Given that the amount owing beyond the filing fee is minimal and the Tenant has been paying their lawful monthly rent in full since the application was filed, this would not, in my view, justify termination of the tenancy. Therefore, I am only ordering arrears to be paid.

It is ordered that:

1. The Tenant shall pay to the Landlord \$191.42, for the arrears and cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before June 21, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 22, 2026 at 4.00% annually on the balance outstanding.

June 10, 2026
Date Issued

Joshua Labbe
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.