



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-026207-26

In the matter of: 102, 55 TRILLER AVE
TORONTO ON M6R2H6

Between: MetCap Living Management Inc. Landlord

And

Andras Olah Tenants
KATALIN BALOG

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Andras Olah, KATALIN BALOG, BRAYEN OLAH and SZEBASTIAN OLAH (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 2, 2026.

The Landlord's Representative Stella Idahosa, the Tenant's Representative Urooj Anees and the Tenant Katalin Balog with the assistance of an interpreter Orsolya Kiss attended the hearing.

The parties consented at the hearing to remove the Tenants' children Brayen Olah and Szebastian Olah as parties to this application.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants was still in possession of the rental unit.
3. The lawful rent is \$1,691.61. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$55.61. This amount is calculated as follows: $\$1,691.61 \times 12$, divided by 365 days.
5. The Tenants has paid \$5,333.81 to the Landlord since the application was filed.
6. The rent arrears owing to June 30, 2026 are \$2,381.99.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,589.52 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$36.40 is owing to the Tenants for the period from May 1, 2025 to June 2, 2026.
10. The Landlord is seeking a standard order terminating the tenancy, with an eviction date 11 days from the date of this order or a reasonable repayment plan.
11. The Tenant acknowledged that the arrears of rent are owing and requested that their tenancy be preserved.
12. The Tenant proposed a repayment plan in the amount of \$200.00 per month beginning on the 1st of July, 2026, and continuing on the 1st of every month until the arrears are paid in full. She testified that based on their limited income this would be the maximum amount that they could afford to pay on a monthly basis.
13. The Landlord's Representative was not agreeable to a 13-month payment plan.
14. Balancing the interests and prejudices to each of the parties, I find that the repayment of the arrears by way of the Tenants' proposed payment plan is reasonable based on their circumstances. This will allow the Tenants' housing to be preserved, and repayment can be made with prejudice to the Landlord alleviated by allowing the Landlord to apply to the Board for termination of the tenancy without further notice to the Tenants in the event the Tenants fails to comply with the conditions in this Order.
15. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

It is ordered that:

1. The Tenants shall pay to the Landlord \$2,567.99 which represents the amount of rent owing up to June 30, 2026 and the cost of filing the application.
2. The Tenants shall pay this amount owing to the Landlord as follows:

The Tenants shall pay to the Landlord \$200.00 per month on the 1st day of each month starting July 1, 2026 and continuing on until June 1, 2027 inclusive, and a final payment on July 1, 2027 in the amount of \$167.99.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period of July 1, 2026, through to July 1, 2027, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenants 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 11, 2026
Date Issued

Brenda Mercer
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.