



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

File Number: LTB-L-023510-26

In the matter of: 509, 806 KENNEDY RD
SCARBOROUGH ON M1K2E1

Between: MetCap Living Management Inc. Landlord

And

Charlene Mann Tenant

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

The application was scheduled to be heard on June 4, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Representative, Sofia Enriquez, and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$1,350.57. This amount represents arrears of rent up to June 30, 2026, and \$186.00 for the application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - The Tenant shall pay \$225.00 in addition to the lawful rent on the first of each month from July 1, 2026, to November 1, 2026
 - The Tenant shall pay \$225.57 in addition to the lawful rent on December 1, 2026
3. The Tenant shall also pay to the Landlord new lawful rent on time and in full as it comes due and owing on the 1st day of each month from July 1, 2026, to December 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant 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 Tenant to the

Landlord pursuant to paragraph 1 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 June 30, 2026.

June 12, 2026
Date Issued

Michelle Forrester
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.