



**Order under Section 78(11)  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-026903-26-SA

**In the matter of:** 0617, 2737 KIPLING AVE  
ETOBICOKE ON M9V4C3

**Between:** MetCap Living Management Inc. Landlord

**And**

Sashelle Mcleggon  
Guled Daher  
Nathaniel Dockery Tenants

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Sashelle Mcleggon, Guled Daher and Nathaniel Dockery (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on March 4, 2026 with respect to application LTB-L-105936-25.

The Landlord's application was resolved by order LTB-L-026903-26, issued on March 31, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-026903-26.

This motion was heard by videoconference on June 8, 2026.

The Landlord's legal representative Christine Daniel and the Tenant Nathaniel Dockery attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

**The Parties Agree:**

1. The rent arrears owing to June 30, 2026, are \$11,050.98.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

**It is ordered on consent that:**

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
  - \$11,236.98 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after June 30, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before June 30, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$7,589.94. This amount includes rent arrears owing up to the date of the hearing 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 Tenants. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$71.20 per day for the use of the unit starting June 9, 2026, until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before June 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 July 1, 2026.

**June 17, 2026**  
**Date Issued**

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Kyle McGraw  
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on January 1, 2027 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.

**Schedule 1**  
**SUMMARY OF CALCULATIONS**

**A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2026**

|                                                                                        |                    |
|----------------------------------------------------------------------------------------|--------------------|
| Rent Owing To June 30, 2026                                                            | \$15,160.04        |
| Application Filing Fee                                                                 | \$186.00           |
| <b>Less the amount the Tenant paid to the Landlord since the application was filed</b> |                    |
| <b>Total the Tenant must pay to continue the tenancy</b>                               | <b>\$11,236.98</b> |

**B. Amount the Tenant must pay if the tenancy is terminated**

|                                                                                                                     |                      |
|---------------------------------------------------------------------------------------------------------------------|----------------------|
| Rent Owing To Hearing Date                                                                                          | \$13,564.01          |
| Application Filing Fee                                                                                              | \$186.00             |
| <b>Less the amount the Tenant paid to the Landlord since the application was filed</b>                              |                      |
| <b>Less the amount of the last month's rent deposit</b>                                                             | <b>- \$1,956.62</b>  |
| <b>Less the amount of the interest on the last month's rent deposit</b>                                             | <b>- \$94.39</b>     |
| <b>Total amount owing to the Landlord</b>                                                                           | <b>\$7,589.94</b>    |
| Plus daily compensation owing for each day of occupation starting June 9, 2026                                      | \$71.20<br>(per day) |
| **Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00. |                      |