



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013009-26

In the matter of: 506, 806 KENNEDY RD
SCARBOROUGH ON M1K 2E1

Between: MetCap Living Management Inc. Landlord

And

Lovellia Feolino
Jaden Morris Jackson
Malique Morris Jackson
Tenants

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Lovellia Feolino, Jaden Morris Jackson and Malique Morris Jackson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on June 9, 2026. Jaden Morris Jackson attended on behalf of the Tenants, was supported by Jeneva Morris, and consulted with Tenant Duty Counsel prior to mediation. The Landlord's Legal Representative, Christine Daniel, also participated.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters in the application and requested an Order on Consent.

I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before [June 15, 2026](#).
2. **If the unit is not vacated on or before June 15, 2026, then starting June 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.**
3. **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 June 16, 2026.**
4. If the rental unit has not been vacated on or before June 15, 2026, the Landlord may also collect a per diem rate of \$114.54 (based on \$3 483.97 per month X 12 months / 365 days) for use of the unit starting June 16, 2026 to the day the Tenants vacate the unit.

5. The Tenants shall pay to the Landlord \$11 530.89, representing the rent arrears up to and including June 15, 2026 plus the \$186.00 application filing fee and is minus the last month's rent deposit.
6. The Tenants shall pay the amount owing, as per paragraph 5 above, on or before July 31, 2026. Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing August 1, 2026.

June 12, 2026
Date Issued

Susan Parsons
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.

In accordance with Section 81 of the Act, the part of this Order relating to the eviction expires on December 16, 2026 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.