



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: MetCap Living Management Inc v Prince, ONLTB 46902

Date: 2026-06-12

File Number: LTB-L-013718-26-RV

In the matter of: 0213, 2920 FAIRLEA CRES
OTTAWA ON K1V8T9

Between: MetCap Living Management Inc Landlord

And

Terry Prince Tenants
Sue Ann Quan

Review Order

MetCap Living Management Inc (the 'Landlord') applied for an order requiring Terry Prince and Sue Ann Quan (the 'Tenants') to pay the rent that the Tenants owe.

This application was resolved by order LTB-L-013718-26 issued on May 14, 2026.

On June 11, 2026, the Landlord requested a review of the order.

A preliminary review of the review request was completed without a hearing.

Determinations:

1. The order under review dismisses the Landlord's L9 application because the Landlord is no longer the owner of the building and because the Landlord's representative did not provide documentary evidence that the Landlord and the purchaser had agreed that the Landlord is entitled to all arrears to the date ownership was transferred.
2. The order cites s.18 of the *Residential Tenancies Act, 2006*, which codifies the common law principle that covenants run with the land and makes clear that this principle applies to residential tenancies in Ontario.
3. The review request submits that the LTB has granted applications filed by this Landlord under where the Landlord had sold the building prior to the hearing.
4. The review request does not identify any serious errors in the order or in the proceedings. That other Members may have granted arrears applications in similar

circumstances does not mean it was an error for the Member in this case to dismiss the application. LTB orders are not binding on LTB Members.

5. Even if LTB orders were binding on Members, the Landlord has not demonstrated that any orders exist where the application was granted in similar circumstances. The Landlord refers to three orders: LTB-L-013718-26, issued May 14, 2026; LTB-L-013614-26, issued May 12, 2026, and LTB-L-091501-25, issued June 1, 2026. The first of these is the order which the Landlord seeks to review. It obviously does not grant the application. The second order does not state that the property had been sold, so it does not deal with similar circumstances. The third order was issued by a Dispute Resolution Officer after a mediation and so it was made on consent. Dispute Resolution Officers do not make determinations of law or fact and so their orders are not of even persuasive value. In any event, even if the Landlord had provided copies of three orders that actually do grant the Landlord's application that was filed after a change in ownership, the Member who issued the order under review was not bound by them.
6. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings.

It is ordered that:

1. The request to review order LTB-L-013718-26 issued on May 14, 2026 is denied. The order is confirmed and remains unchanged.

June 12, 2026
Date Issued

Renée Lang
Vice Chair, 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.