



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

File Number: LTB-L-035203-26-SA

In the matter of: 0718, 3360 PAUL ANKA DR
OTTAWA ON K1V9S2

Between: Metcap Living Management Inc. Landlord

And

Georgia Pavlides Tenant

Metcap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Georgia Pavlides (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on March 25, 2026, with respect to the L1 Application LTB-L-109345-25.

The Landlord's application was resolved by the order LTB-L-035203-26, issued on April 27, 2026. This order was issued without a hearing being held.

On April 29, 2026, the Tenant filed a motion to set aside the order LTB-L-035203-26, issued on April 27, 2026.

This motion was heard by videoconference on June 15, 2026.

The Tenant and the Landlord's Legal Representative, Christine Daniel, attended the hearing.

The Tenant declined an opportunity to speak with *Tenant Duty Counsel*.

At the hearing, the parties consented to the following order.

Agreed Facts:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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 L1 Application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,878.47. It is due on the first (1st) day of each month.

4. Based on the monthly rent, the daily rent/compensation is \$61.76. This amount is calculated as follows: $\$1,878.47 \times 12$, divided by 365 days.
5. The Tenant has paid \$5,540.00 to the Landlord since the L1 Application was filed.
6. The rent arrears owing to June 30, 2026, are therefore in the amount of \$8,793.63.
7. The Landlord incurred costs of \$186.00 for filing the L1 Application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,823.39 from the Tenant 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 \$17.41 is owing to the Tenant for the period from January 1, 2026, to June 15, 2026.

It is ordered on consent that:

1. The motion to set aside the order LTB-L-035203-26, issued on April 27, 2026, is granted.
2. The order LTB-L-035203-26, issued on April 27, 2026, is set aside and cannot be enforced.
3. The previous order LTB-L-109345-25, issued on March 25, 2026, is amended as follows:
4. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
5. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**

- \$8,979.63 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$10,858.10 if the payment is made on or before July 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$12,736.57 if the payment is made on or before August 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$14,615.04 if the payment is made on or before September 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$16,493.51 if the payment is made on or before October 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$18,371.98 if the payment is made on or before November 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$20,250.45 if the payment is made on or before December 31, 2026. See Schedule 1 for the calculation of the amount owing.

6. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after December 31, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
7. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before December 31, 2026.**
8. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$6,186.76. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the L1 Application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
9. The Tenant shall also pay the Landlord compensation of \$61.76 per day for the use of the unit starting June 16, 2026, until the date the Tenant moves out of the unit.
10. If the Tenant does not pay the Landlord the full amount owing on or before December 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 1, 2027, at 4.00% annually on the balance outstanding.
11. If the unit is not vacated on or before December 31, 2026, then starting January 1, 2027, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
12. 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 January 1, 2027.

June 23, 2026
Date Issued

Alexandre Traboulsi
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 July 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	\$14,333.63
L1 Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the L1 Application was filed	- \$5,540.00
Total the Tenant must pay to continue the tenancy	\$8,979.63

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 31, 2026

Rent Owing to July 31, 2026	\$16,212.10
L1 Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the L1 Application was filed	- \$5,540.00
Total the Tenant must pay to continue the tenancy	\$10,858.10

C. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before August 31, 2026

Rent Owing to August 31, 2026	\$18,090.57
L1 Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the L1 Application was filed	- \$5,540.00
Total the Tenant must pay to continue the tenancy	\$12,736.57

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

Rent Owing to September 30, 2026	\$19,969.04
L1 Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the L1 Application was filed	- \$5,540.00
Total the Tenant must pay to continue the tenancy	\$14,615.04

E. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before October 31, 2026

Rent Owing to October 31, 2026	\$21,847.51
L1 Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the L1 Application was filed	- \$5,540.00
Total the Tenant must pay to continue the tenancy	\$16,493.51

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

Rent Owing to November 30, 2026	\$23,725.98
L1 Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the L1 Application was filed	- \$5,540.00
Total the Tenant must pay to continue the tenancy	\$18,371.98

G. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before December 31, 2026

Rent Owing to December 31, 2026	\$25,604.45
L1 Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the L1 Application was filed	- \$5,540.00
Total the Tenant must pay to continue the tenancy	\$20,250.45

H. Amount the Tenant must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$13,381.56
L1 Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the L1 Application was filed	- \$5,540.00
Less the amount of the last month's rent deposit	- \$1,823.39
Less the amount of the interest on the last month's rent deposit	- \$17.41
Total amount owing to the Landlord	\$6,186.76
Plus daily compensation owing for each day of occupation starting June 16, 2026	\$61.76 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	