



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-033067-26

In the matter of: 304, 1303 WILSON AVE
NORTH YORK ON M3M1J1

Between: MetCap Living Management Inc. Landlord

And

James Addom Tenant

MetCap Living Management Inc. (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Kwame Boadi and James Addom (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on June 16, 2026. Christine Daniel, Licenced Paralegal, represented the Landlord. James Addom attended and was self-represented.

Prior to the hearing, and through private discussion, the parties resolved the application and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The Landlord's application named a second Tenant, Kwame Boadi, however, Mr. Addom states that Kwame Boadi, moved out of the rental unit approximately 20 years ago. The parties agreed to amend the Landlord's application to remove Kwame Boadi as a Tenant.

On consent of the parties, it is ordered that:

1. The Landlord's application is amended to remove **Kwame Boadi** as a Tenant.
2. The Tenant shall pay to the Landlord the lawful monthly rent on or before the 1st day of each month starting July 2026 through to and including June 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for

an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

June 25, 2026
Date Issued

Joanne Lolato
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.