



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-031507-26

In the matter of: 1406, 15 DUNDONALD ST
TORONTO ON M4Y1K4

Between: MetCap Living Management Inc. Landlord

And

Lalit Shahi Tenants
Kabir Syangbo
Sejal Rana
Pasang Dolma Tamang

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Lalit Shahi, Kabir Syangbo, Sejal Rana and Pasang Dolma Tamang (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 23, 2026.

Only the Landlord's Legal Representative Stella Idahosa attended the hearing.

As of 1:41 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,548.26. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$83.78. This amount is calculated as follows: \$2,548.26 x 12, divided by 365 days.
5. The Tenants have paid \$10,192.00 to the Landlord since the application was filed.

6. The rent arrears owing to June 30, 2026 are \$1.82.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,548.26 from the Tenants 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 \$53.66 is owing to the Tenants for the period from June 23, 2025 to June 23, 2026.
10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenants shall pay to the Landlord \$187.82, which represents the balance of the rent arrears to June 30, 2026 and the cost for filing the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before July 6, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 7, 2026 at 4.00% annually on the balance outstanding.

June 25, 2026
Date Issued

Sean Ramage
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.