



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-052058-26

In the matter of: 1202, 2880 CARLING AVE
OTTAWA ON K2B7Z1

Between: MetCap Living Management Inc. Landlord

And

Phuong Quyen Mai Tenant

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Phuong Quyen Mai (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on May 27, 2026 with respect to application LTB-L-026656-26.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain condition(s) in the order. This application was filed within 30 days of the breach.

2. I find that the Tenant has not met the following condition specified in the order:

The Tenant failed to pay the lawful monthly rent of \$1,807.05 by June 1, 2026.

3. The Landlord collected a rent deposit of \$1,823.51 from the Tenant and this deposit is still being held by the Landlord.

4. Interest on the rent deposit is owing to the Tenant for the period from January 1, 2026 to June 29, 2026.

5. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.

6. The Landlord is entitled to daily compensation from the day after this order is issued to the date the Tenant moves out of the unit at a daily rate of \$59.41. This amount is calculated as follows: \$1,807.05 x 12, divided by 365 days.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 10, 2026.
2. If the unit is not vacated on or before July 10, 2026, then starting July 11, 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 July 11, 2026.
4. As of the date of this order, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the compensation the Landlord is entitled to by \$1,842.39*.
5. However, the Landlord is authorized to deduct the following from the amount the Landlord owes the Tenant: \$59.41 per day for compensation for the use of the unit starting June 30, 2026 to the date the Tenant moves out of the unit.
6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

June 29, 2026
Date Issued

Kimberly Parish
Vice Chair, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

The Tenant has until July 9, 2026 to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If The tenant files the motion by July 9, 2026 the order will be stayed and the LTB will schedule a hearing.

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 January 11, 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.

* Refer to the attached Summary of Calculations.

Summary of Calculation**Amount the Tenant must pay the Landlord:**

Reason for amount owing	Period	Amount
Less the rent deposit:		-\$1,823.51
Less the interest owing on the rent deposit	January 1, 2026 to June 29, 2026	-\$18.88
Plus daily compensation owing for each day of occupation starting June 30, 2026		\$59.41 (per day)
Total the Tenant must pay the Landlord:		- \$1,842.39 +\$59.41 per day starting June 30, 2026