



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

**File Number:** LTB-L-022782-26

**In the matter of:** 409, 1501 WOODBINE AVE  
TORONTO ON M4C4H1

**Between:** METCAP LIVING MANAGEMENT INC. Landlord

**And**

RACHEL YUMBE MULEBINGE Tenant

METCAP LIVING MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict RACHEL YUMBE MULEBINGE (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.

The application was scheduled to be heard by videoconference on June 15, 2026. The Landlord's representative Krizia Hernandez and the Tenant Rachel Yumbe Mulebinge participated in mediation. Shuttle mediation was held in French with the Tenant and in English with the Landlord's representative. The Tenant also consulted with Tenant Duty Counsel prior to the mediation.

The parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

### **On consent of the parties, it is ordered that:**

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay her July 2026 rent in full on or before July 10, 2026.
3. Then, for a period of 11 consecutive months starting August 1, 2026, and ending June 1, 2027, the Tenant shall pay the lawful monthly rent that becomes due no later than the first day of the month for which the rent is due.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 and 3 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.

5. The Tenant has paid to the Landlord \$186.00 for the cost of filing the application.

**June 25, 2026**  
**Date Issued**

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**Isabelle Bouvier**  
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.