



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

File Number: LTB-L-031573-26

In the matter of: 142, 7170 DARCEL AVE
MISSISSAUGA ON L4T3T5

Between: MetCap Living Management Inc. Landlord

And

Alicia Cooper Tenant

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Alicia Cooper (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Legal Representative, Stella Idahosa, and the Tenant attended the hearing.

Determinations:

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 application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,568.96. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$84.46. This amount is calculated as follows: \$2,568.96 x 12, divided by 365 days.
5. The Tenant has paid \$7,900.00 to the Landlord since the application was filed.
6. The rent arrears owing to June 30, 2026, are \$222.64.
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 \$2,441.72 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 \$7.59 is owing to the Tenant for the period from May 1, 2026, to June 23, 2026.
10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) and 83(6) 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) of the Act.
11. The Landlord sought a standard order terminating the tenancy but was open to a payment plan to be imposed.
12. Given the small amount of arrears owing, and having considered the circumstances and submissions of the parties relief from eviction is appropriate in this instance.

It is ordered that:

1. The Tenant shall pay to the Landlord \$408.64, which represents the balance of the rent arrears to June 30, 2026 and the Landlord's costs of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before July 11, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 12 2026 at 4.00% annually on the balance outstanding.

June 30, 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.

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	\$8,122.64
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$7,900.00
Total the Tenant must pay to continue the tenancy	\$408.64

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 11, 2026.

Rent Owing to July 31, 2026	\$10,691.60
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$7,900.00
Total the Tenant must pay to continue the tenancy	\$2,977.60

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

Rent Owing to Hearing Date	\$7,496.26
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$7,900.00
Less the amount of the last month's rent deposit	- \$2,441.72
Less the amount of the interest on the last month's rent deposit	- \$7.59
Total amount owing to the Landlord	\$(2,667.05)
Plus, daily compensation owing for each day of occupation starting June 24, 2026	\$84.46 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	