LANDLORD AND TENANT BOARD BUILDING RECORD

ORDERS JAN–JUL 2026

2737 Kipling Ave

Etobicoke, Ontario M9V 4C3

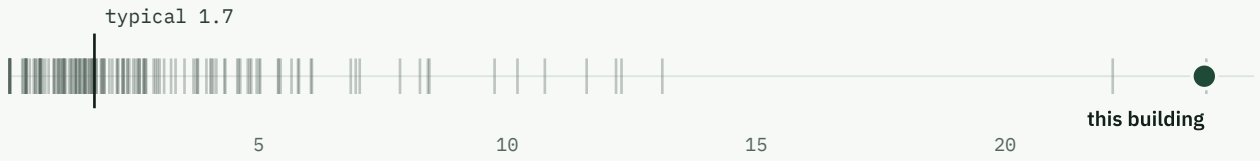
Units	**416**	City inspection	**95/100**
Storeys	**23**	Cases, 7 months	**100**
Built	**1976**	Orders, 7 months	**108**
Ownership	**Private rental**	Typical rent in orders	**$1,800 a month**
		Property manager	**METCAP LIVING MANAGEMENT INC**

24

cases per 100 units

Far above normal. About 14 times the dispute rate of a typical Toronto building its size.

100 cases in 7 months across 416 units. A typical building with 300 units or more had 1.7. Only 1% of the 163 buildings in that group came close.



Scorecard

Where this building sits on each measure, out of 100 comparable buildings. The grey tick is the middle.

Dispute rate

24 cases per 100 units



HIGH

Higher than 99

of 100 buildings its size

Unpaid rent

70% of orders were rent-arrears cases



TYPICAL

Higher than 54

of 100 reported buildings

Rent owed

Typically $4,000 owed, 2.0 months of rent, in 21 cases. Ontario: 2.9 months



TYPICAL

Higher than 33

of 100 buildings with data

Broken settlements

38% of orders followed a missed payment plan

fewer — more

TYPICAL

Higher than 80

of 100 reported buildings

Repeat units

11 of 89 units had 2 or more cases

fewer — more

TYPICAL

Higher than 45

of 100 reported buildings

Building condition

City inspection 95/100 (June 13, 2024)

worse kept — better

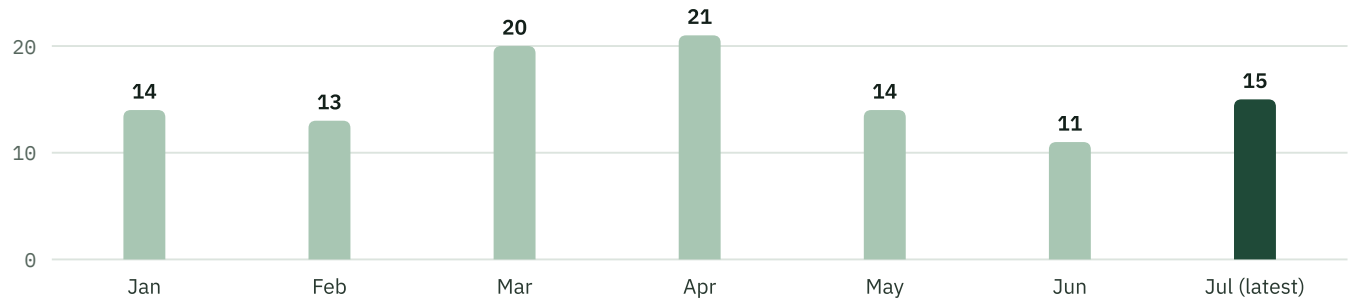
GOOD

Better than 66

of 100 inspected buildings

Orders by month

40 orders in the last 3 months against 54 in the 3 before. Run this again next month to see the newest month.



What this record cannot tell you. Whether each case ended in eviction, a payment plan or a dismissal. Rent owed and rent are as written in each order, and not every order states them. Orders reach the public catalogue 2 to 3 months after they are issued.

Sources: LTB Order Catalogue (Tribunals Ontario), Open Government Licence – Ontario; amounts read from the orders it links. City of Toronto Apartment Building Registration and Evaluation, Open Government Licence – Toronto. Not produced or endorsed by Tribunals Ontario, the Board or the City. Names no tenant, individual landlord or unit. Not legal advice.

How it compares with postal area M9V

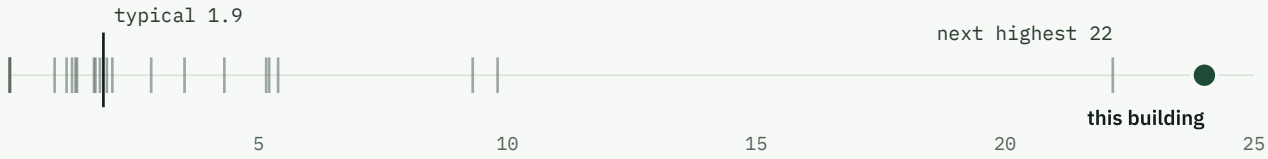
96 addresses in M9V had at least one Landlord and Tenant Board order. The City publishes unit counts for 24 apartment buildings in M9V.

26%

of all cases in M9V

Highest in M9V. 100 of the 382 cases at M9V addresses were at this building.

24 cases per 100 units, the highest of the 24 registered apartment buildings in M9V. A typical one had 1.9. The next highest had 22.



Against the rest of M9V

This building is left out of the M9V figures, because it alone had 26% of the area's orders.

● This building | Rest of M9V | Ontario (Toronto for inspections)

Unpaid rent

Share of orders that were rent-arrears cases



70%
rest of M9V 58%
Ontario 52%

Broken settlements

Share of orders that followed a missed payment plan



38%
rest of M9V 26%
Ontario 16%

Tenant applications

Share of orders on a case a tenant brought



0%
rest of M9V 9%
Ontario 15%

Building condition

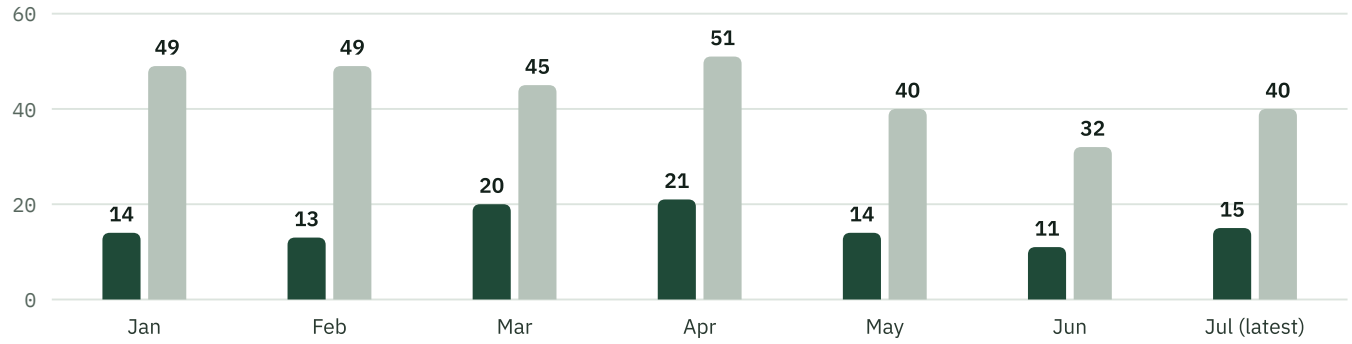
City inspection score; M9V figure is the typical registered building



95/100
rest of M9V 94/100
Toronto 92/100

Orders by month, this building and the rest of M9V

Dark green is this building, light grey is the rest of M9V. This building: 40 orders in the last 3 months against 54 in the 3 before. Rest of M9V: 112 against 145.



What this comparison cannot tell you. Only registered apartment buildings in M9V have published unit counts, so only they get a rate per 100 units. Other addresses count in the case and order totals only.

Same sources as page 1. A postal area is the first three characters of the postal code (M9V). Ontario figures cover all 56,492 orders with an address in the same months.

How it compares with its landlord’s other buildings

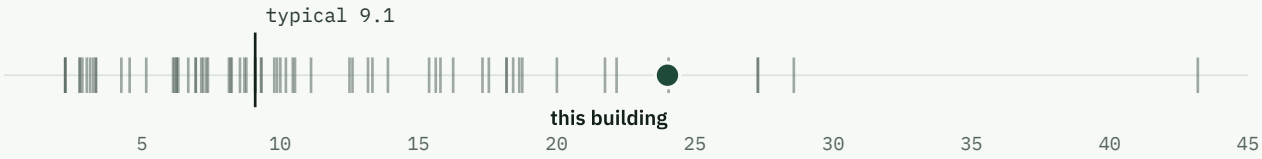
MetCap Living Management is named on most landlord filings at this address. It filed on 193 Ontario addresses; 67 are registered Toronto apartment buildings.

6th

of its 67
Toronto buildings

6th highest in its landlord’s Toronto portfolio. 24 cases per 100 units here, against 12 across the landlord’s Toronto buildings.

A typical building of this landlord had 9.1. The landlord itself ranks higher than 96% of the 116 landlord companies with 300 or more Toronto units (far above normal).



Against the rest of the landlord’s buildings

This building is left out of the landlord’s figures, so it is not compared with itself.

● This building | Rest of MetCap | Ontario (Toronto for inspections)

Unpaid rent

Share of orders that were rent-arrears cases



70%
rest of MetCap 82%
Ontario 52%

Broken settlements

Share of orders that followed a missed payment plan



38%
rest of MetCap 36%
Ontario 16%

Tenant applications

Share of orders on a case a tenant brought



0%
rest of MetCap 1%
Ontario 15%

Building condition

City inspection score; landlord figure is its typical Toronto building



95/100
rest of MetCap 91/100
Toronto 92/100

What this comparison cannot tell you. Whether the landlord owns or only manages each building; filings name the company that applied.