



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

File Number: LTB-L-081606-25

In the matter of: B611-3, 770 BROOKFIELD RD
OTTAWA ON K1V2V4

Between: 770 Brookfield (P1) Limited Partnership Landlord

And

Ameidi Poinen Tenant

770 BROOKFIELD (P1) LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict Ameidi Poinen (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on December 9, 2025.

The Landlord Representative Sara Murtadha and the Tenant Ameidi Poinen attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on November 24, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
3. The lawful rent is \$1,047.00. It was due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to November 24, 2025 are \$2,934.48.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$999.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.

8. Interest on the rent deposit, in the amount of \$30.72 is owing to the Tenant for the period from September 2, 2024 to November 24, 2025.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of November 24, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$2,090.76. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Amount of Payment	Payment Due Date
\$522.69	January 31, 2026
\$522.69	February 28, 2026
\$522.69	March 31, 2026
\$522.69	April 30, 2026

4. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.

January 7, 2026
Date Issued

Sarah Harriman
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$2,934.48
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$999.00
Less the amount of the interest on the last month's rent deposit	- \$30.72
Total amount owing to the Landlord	\$2,090.76