



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

File Number: LTB-L-085364-25

In the matter of: 307, 70 MCEWEN AVE
OTTAWA ON K2B5M3

Between: Gor-Fay Realty Co. Ltd. Landlord

And

Laura Keith Tenants
Stephen Keith

Gor-Fay Realty Co. Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Laura Keith and Stephen Keith (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent; (L2 Application).

This application was heard by videoconference on December 22, 2025.

The Landlord's Representative, David Lyman, and Tenant, Laura Keith, who confirmed their permission to represent the interests of Tenant, Stephen Keith, resolved their matters directly and without mediation services and agreed to an Order on Consent in full and final satisfaction of the applications, and in so doing, understand that their legal rights to a hearing on the merits of the matters have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

L1 Application – Non-Payment of Rent

1. The Tenants have paid to the Landlord all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending December 31, 2025, and the filing fee.

L2 Application – Persistent Late Payment of Rent

2. The rent is due on the first day of each month.

It is ordered on consent that:

L1 Application – Non-Payment of Rent

1. The application having been discontinued; the LTB's file for this matter is closed.

L2 Application – Persistent Late Payment of Rent

2. The tenancy between the Landlord and the Tenants continues subject to the following terms and conditions.
3. The Tenants shall pay the Landlord the monthly rent when due, on or before the first day of each month, for the 12-month period from January 1, 2026 to December 1, 2026.
4. If the Tenants fail to make any of the payments as set out in paragraph 3 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants.

January 6, 2026
Date Issued

Janice Campbell
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.