



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

File Number: LTB-L-085568-25

In the matter of: 9, 120 Sullivan Avenue
OTTAWA ON K2G 1V2

Between: Merivale Developments Limited Landlord

and

Ashley Villeneuve Tenant

Merivale Developments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Villeneuve (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled for a videoconference hearing on January 5, 2026.

The Landlord's Agent Susan Szalai and the Tenant engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent. The Tenant did not receive legal advice about this application.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent decreased to \$1,465.00 on January 1, 2026 due to a reduction in property taxes. It is due on the 1st day of each month.
- 2) The Tenant has paid \$4,437.00 to the Landlord since the application was filed.
- 3) The rent arrears owing to January 31, 2026 are \$2,944.00.
- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$3,130.00. This amount includes rent arrears owing up to January 31, 2026 and the cost of filing the application.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
January 9, 2026	\$750.00
February 15, 2026	\$2,380.00

3. The Tenant shall also pay to the Landlord new rent in full on or before February 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.
5. This order on consent is in full and final settlement of this application.

January 8, 2026
Date Issued

Denise Hannivan
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.