



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-086473-25

In the matter of: 516, 171 O'CONNOR ST
OTTAWA ON K2P1T4

Between: Imperial Apartments Landlord

And

Sarah Ethier Tenant

imperial apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Sarah Ethier (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on January 5, 2026. Employee, Alexandra Poliquin, attended on behalf of the Landlord. The Tenant attended, after speaking with Duty Counsel. The parties reach a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

On consent, it is ordered:

1. The Tenant shall pay to the Landlord \$5,998.32 for arrears of rent up to January 31, 2026 and \$186.00 costs, totalling \$6,184.32.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 (\$6,184.32) in accordance with the following schedule:
 - . \$258.00 minimum on or before the 21st of each month from
January 21, 2026 to December 20, 2027 (23 months) and
 - , \$250.32 on or before January 21, 2028.
3. The Tenant shall also pay to the Landlord new rent (current rent: \$1,200.00 per month) on time and in full as it comes due and owing for the period February 1, 2026 to January 31, 2028, 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 February 1, 2028.

January 20, 2026

Date Issued

Shawn Hayman

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.