



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

File Number: LTB-L-098127-25

In the matter of: 105, 345 LEBRETON ST S
OTTAWA ON K1S4L5

Between: Ottawa Community Housing Corp. Landlord

And

Bianca Santos Tenant

Ottawa Community Housing Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Bianca Santos (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on February 17, 2026.

The parties reached a proposed resolution agreement and/or requested mediation and informed the Board through the Online Dispute Resolution (ODR) Portal.

This application was mediated by videoconference on January 6, 2026 by a Dispute Resolution Officer with the Landlord and Tenant Board.

The Landlord's Agent, Shirley Furlotte, and the Tenant participated in mediation and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006*.

I was satisfied 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:

1. The monthly rent for the rental unit is \$212.00 effective January 1, 2026.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$6,505.00 for arrears of rent up to January 31, 2026 and costs.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - i) \$265.00 by February 1, 2026;
 - ii) \$265.00 per month, for 23 consecutive months, by the first day of each month, from March 1, 2026 to January 1, 2028; and
 - iii) \$145.00 by February 1, 2028.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing, by the first day of each month, for the period February 1, 2026 to February 1, 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 January 31, 2026.

January 8, 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.