



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-087320-25

In the matter of: A, 946 CUMMINGS AVE
OTTAWA ON K1K2L7

Between: Cummings Gardens Homes Landlord

And

Jonathan Vien Tenant
Laura Bruining-Miron

Cummings Gardens Homes (the 'Landlord') applied for an order to terminate the tenancy and evict Jonathan Vien and Laura Bruining-Miron (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 8, 2026.

The Landlords representative Ms. Grace and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

Agreed Facts:

1. The parties agree that the Tenant will be permitted to pay February 2026 lawful rent, on or before, February 20, 2026.
2. The parties agree that effective March 1, 2026, lawful rent will be due and payable on the first day of each month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$1,388.65** for arrears of rent and costs up to **January 31, 2026**.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - (a) The Tenants will pay \$1,388.65, on or before January 20, 2026.
3. 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 and/or 2 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 9, 2026

Date Issued

Suzy Franklyn

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.