



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-086715-25

In the matter of: 5B, 429 DALY AVE
OTTAWA ON K1N6H3

Between: SerCo Realty Group Landlord

And

Michael Lecoupe Tenant

SerCo Realty Group (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Lecoupe (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 5, 2026.

The Landlord's Agent, Amanda Poracri and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,974.01 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:

Date Payment Due:	Payment Amount:
February 28, 2026	\$500.00
March 31, 2026	\$500.00
April 30, 2026	\$500.00
May 31, 2026	\$500.00
June 30, 2026	\$500.00
July 31, 2026	\$500.00
August 31, 2026	\$500.00
September 30, 2026	\$500.00
October 31, 2026	\$500.00
November 30, 2026	\$474.01

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026, to November 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.

January 14, 2026
Date Issued

Greg Brocanier
Member, 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.