



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

File Number: LTB-L-071278-25

In the matter of: 1510, 1755 FROBISHER LANE
OTTAWA ON K1G3T6

Between: Paramount Property Management Inc. Landlord

And

Vishal Mor
Abigail Dyer Tenants

Paramount Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Vishal Mor and Abigail Dyer (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on October 30, 2025 and November 20, 2025

On October 30, 2025 the Landlord's Legal Representative Allan Kouri, the Landlord's Agent Bobbi Levesque and the Tenant Vishal Mor attended the hearing.

The matter was reconvened on November 20, 2025 for clarification purposes. Only the Landlord's Legal Representative Allan Kouri and the Landlord's Agent Boobi Levesque attended the hearing as of 1:35 PM the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

The parties agree that:

1. The arrears inclusive of the filing fee to October 31, 2025 are \$3,988.10.
2. The Tenants shall pay November's rent on or before November 28, 2025.
3. The Landlord holds a last month's rent deposit to be applied to December's rent.
4. The parties requested a non-voidable eviction order with an eviction date of December 31, 2025.

It is ordered on consent that:

1. The Tenancy between the Landlord and the Tenants shall be terminated and the Tenants shall vacate the rental unit on or before December 31, 2025.

2. The Tenants shall pay November's rent to the Landlord by November 28, 2025.
3. The Landlord shall apply the Tenants' rent deposit to the rent due and payable for December, 2025.
4. The Tenants shall pay the Landlord the sum of \$3,988.10 being the arrears owing to October 31, 2025, inclusive of costs on or before February 20, 2026.
5. If the Tenants do not pay the Landlord the full amount owing on or before February 20, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 21, 2026 at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before December 31, 2026, then starting January 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after January 1, 2026.

January 15, 2026
Date Issued

Sean Ramage

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on July 8, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.