



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

File Number: LTB-L-086812-25

In the matter of: 1502, 180 GEORGE ST
OTTAWA ON K1N0G8

Between: Attiya Saleh Landlords
Kashif Saleh

And

Valerii Kovita Tenant

Attiya Saleh and Kashif Saleh (the 'Landlords') applied for an order to terminate the tenancy and evict Valerii Kovita (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlords also claimed charges related to NSF cheques.

This application was heard by videoconference on January 6, 2026.

The Landlords, the Landlords' Legal Representative, M. Thellend, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The tenancy shall terminate on January 31, 2026.
2. If the unit is not vacated on or before January 31, 2026, then starting February 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 February 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$49.32 per day for the use of the unit starting February 1, 2026, until the date the Tenant moves out of the unit.
5. The Tenant shall pay to the Landlords \$9,286.00 for arrears of rent up to January 31, 2026, NSF fees and costs. The last month's rent deposit and interest on the last month's rent deposit in the amount \$1,531.41, is deducted from the amount owing. The total amount owing to January 31, 2026, is **\$7,754.59**
6. The Tenant shall pay to the Landlords the amount set out in paragraph 5 in accordance with the following schedule:

a. On or before January 25, 2026	\$1,500.00
b. On or before February 25, 2026	\$1,500.00
c. On or before March 25, 2026	\$1,500.00
d. On or before April 25, 2026	\$1,500.00
e. On or before May 25, 2026	\$1,754.59

7. 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 Landlords pursuant to paragraph 5 of this order shall become immediately due and owing requiring that the Tenant start to owe interest. This will be simple interest calculated from the day of the breach at 4.00% annually on the balance outstanding.

January 15, 2026
Date Issued

Sheena Brar
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 August 1, 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.