



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

File Number: LTB-L-062336-25

In the matter of: 4, 1481 WALKLEY RD.
OTTAWA ON K1V0H3

Between: Hazelview Property Services Inc. Landlord

And

Simonord Denot Tenants
Rose-Cathy Dulorier

Hazelview Property Services Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Simonord Denot and Rose-Cathy Dulorier (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on January 12, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Kevin Kordahi.

The Landlord's representative, Natasha Mizzi, and the Tenant, Simonord Denot, on behalf of both Tenants, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$7,282.47 for arrears of rent up to January 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
On or before January 9, 2026	\$1,413.36
On or before January 23, 2026	\$2,043.03
On or before February 6, 2026	\$600.00

On or before March 6, 2026	\$600.00
On or before April 24, 2026	\$2,626.08

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing on or before the 1st day of each month for the period February 1, 2026, to April 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 21, 2026
Date Issued

Kevin Kordahi
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.