



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-087867-25

In the matter of: B-1703, 1535 ALTA VISTA DR
OTTAWA ON K1G3N9

Between: Paramount Property Management Inc. Landlord

And

Marc Lafleche Tenant

Paramount Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Marc Lafleche (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on January 13, 2026, by video conference, at which the parties decided to participate in Board-facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester

The Landlord's Legal Representative, Allan Kouri, and the Tenant were present. **The Tenant did not speak with Tenant Duty Counsel prior to mediation.**

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.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$2,234.00 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:
 - a) The Tenant shall pay \$2,234.00 towards arrears of rent on or before January 16, 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 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 15, 2026

Date Issued

Michelle Forrester

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.