



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098296-25

In the matter of: Basement Apt, 986 Debra Ave.
Ottawa ON K2C0K4

Between: Mario Caruso Landlord

And

Donald Snow Tenant

Mario Caruso (the 'Landlord') applied for an order to terminate the tenancy and evict Donald Snow (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.
- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on January 13, 2026.

The Landlord, the Landlord's support person, Adriana Caruso and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenant shall refrain from confronting any other Tenants, their guests or occupants in the residential complex directly in a negative manner and will report any issues concerning other Tenant's conduct that interfere with the Tenant's quiet enjoyment directly to the Landlord in writing.

2. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, the Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant.
3. The Tenant shall pay to the Landlord the lawful rent for February 2026 on or before February 13, 2026.
4. The Tenant shall pay to the Landlord the total lawful rent on or before the 1st day of each month for a 12-month period, commencing March 1, 2026, through to and including February 1, 2027.
5. If the Tenant fails to make any one of the payments in accordance with paragraph 3 or 4 of this order, the Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of **the** *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant.

January 21, 2026
Date Issued

Sonja Hudson

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.