



Order under Section 69 Residential Tenancies Act, 2006

File Numbers: LTB-L-099146-25 and LTB-L-102643-25

In the matter of: 807, 1701 KILBORN AVE
OTTAWA ON K1H 6M8

Between: Playfair Residences Landlord

And

Kathleen Lemire Tenants
Sylvain Comeau

Playfair Residences (the 'Landlord') filed an **L1 application** with reference to **LTB-L-099146-25** for an order to terminate the tenancy and evict Kathleen Lemire and Sylvain Comeau (the 'Tenants') based on a form N4 notice of termination because the Tenants did not pay the rent that the Tenants owe. The Landlord also filed an **L2 application** with reference to **LTB-L-102643-25** for an order to terminate the tenancy and evict the Tenants based on a form N8 notice of termination because the Tenants have been persistently late in paying the Tenants' rent. The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The parties requested an order on consent at the LTB online portal and as a result a teleconference call took place at the Landlord and Tenant Board on January 16, 2026 with the Hearing Officer Chris Jackson. The Landlord's Legal Representative Charlie Bobrowsky attended. The Tenant Kathleen Lemrie attended and was self-represented. Sylvain Comeau the other Tenant in this matter was not in attendance, however Kathleen Lemrie confirmed that she had authority to reach an agreement on behalf of Sylvain Comeau.

The parties mutually agreed to resolve all matters at issue in the applications and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. With reference to the **L1 application**, the total sum of arrears owing up to and including January 31, 2026 as of today's date of January 16, 2026 is \$748.49 which includes the application filing fee of \$186.00.
2. On or before January 23, 2026 the Tenants shall pay the total sum of arrears of \$748.49 noted in paragraph 1.

3. If the Tenants fail to comply with the payment noted in paragraph 2 of this order related to the issues in the **L1 application**, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord 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 *Residential Tenancies Act, 2006* ('RTA'), 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 become owing after January 31, 2026.
4. With reference to the **L2 application**, on or before February 1, 2026 and on or before the 1st (first) day of each consecutive month thereafter for the next 11 months (12 months total including the start date) up to and including January 1, 2027 the Tenants shall pay lawful monthly rent on time and in full.
5. If the Tenants fail to comply with any one of the payments noted in paragraph 4 of this order related to the issues in the **L2 application**, the Landlord may, without notice to the Tenants apply to the Board pursuant to section 78 of the *Residential Tenancies Act, 2006* ('RTA'), for an order terminating the tenancy and evicting the Tenants. The Landlord must make this application within 30 days of the Tenants' breach.
6. On or before February 1, 2026 the Tenants shall pay the amount of \$186.00 to the Landlord for the second application filing fee.

January 21, 2026
Date Issued

Chris Jackson
Hearing 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.