



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

File Number: LTB-L-088620-25

In the matter of: 1407, 1455 HEATHERINGTON RD
OTTAWA ON K1V8Z3

Between: Ottawa Community Housing Landlord

And

Ahmed Hussein Tenant

Ottawa Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Ahmed Hussein (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 14, 2026.

The Landlord and the Tenant attended the hearing. Only the Landlord's Agent, Anne-Marie Choquette, attended the hearing.

As of 10:11 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$169.00. It is due on the 1st day of each month.
4. A total of \$5,557.00 has been paid since the application was filed. The Landlord's Agent submitted that the aforesaid amount consists of a \$5,065.00 credit, that was applied to the Tenant's account after the application was filed due to the

Tenant regaining their rent-geared-to-income subsidy and their rent being recalculated, and \$492.00 that the Tenant paid to the Landlord.

5. The rent arrears owing to January 31, 2026 are \$250.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. Accordingly, the total amount the Tenant owes the Landlord is \$436.00.
8. The Landlord's Agent requested a payment plan requiring the Tenant to pay the monthly rent and \$50.00 toward the arrears each month until paid in full. The Landlord's Agent submitted that this payment plan was discussed with the Tenant and that he suggested the amount of \$50.00. However, the plan was not formalized prior to the hearing.
9. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.
10. The Tenant did not attend the hearing to dispute the arrears or to request an alternative payment plan. The amount owing is relatively low, and I find the plan proposed by the Landlord's Agent to be reasonable in the circumstances.

It is ordered that:

1. The Tenant shall pay to the Landlord \$436.00 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:
 - \$50.00, on or before the 1st of each month, for a period of 8 months, commencing February 1, 2026 to September 1, 2026; and
 - \$36.00, on or before October 1, 2026.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period from February 1, 2026 to October 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. 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 23, 2026

Date Issued

Rachel Gibbons

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.