



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

File Number: LTB-L-092137-25

In the matter of: 110, 625 BORTHWICK AVE
OTTAWA ON K1K2L8

Between: ADIB APARTMENTS AND SUITES Landlord

And

Danielle Denomme Tenant

ADIB APARTMENTS AND SUITES (the 'Landlord') applied for an order to terminate the tenancy and evict Danielle Denomme (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled for a merits hearing, via video conference, on January 15, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant attended. Adib Saad also participated on behalf of the Landlord.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

Agreed Facts:

- a. Although the rental period runs from the first to the last day of each month, for the purpose of this agreement, the parties agreed that the monthly rent may be paid on or before the fifteenth (15th) day of each month.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$12 109.50, representing the rent arrears up to and including January 31, 2026 and the \$186.00 application filing fee.
2. The Tenant shall pay the amount owing, as per paragraph 1 above, and the monthly rent as it comes due as follows:
 - a. \$300.00 on or before January 23, 2026;
 - b. Commencing February 15, 2026, the Tenant shall pay the monthly rent **plus** \$300.00 on or before the fifteenth (15th) day of each and every month until the amount owing is paid in full. The final payment shall occur on or before May 15, 2029 and will be in the amount of the monthly rent **plus** \$109.50.
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 this Order shall become immediately due and owing and the Landlord may, without notice to the Tenant apply to the Board 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 22, 2026
Date Issued

Susan Parsons
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.