



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-090287-25

In the matter of: 411, 1220 MERIVALE RD
OTTAWA ON K1Z 8P2

Between: Paramount Property Management Inc. Landlord

And

Alex Morris Tenant

Paramount Property Management Inc. (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict Alex Morris (the 'Tenant') based on a form N4 notice of termination because the Tenant did not pay the rent that the Tenant owes.

A hearing took place at the Landlord and Tenant Board on January 14, 2026 via video teleconference on VC line 115. The Landlord's Legal Representative Allan Kouri attended. The Tenant attended and was self-represented.

The parties mutually agreed to resolve all matters at issue in the application 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. The total sum of arrears owing up to and including January 31, 2026 as of today's date of January 14, 2026 is \$500.00 which includes the application filing fee of \$186.00.
2. On or before January 23, 2026 the Tenant shall pay the full sum of arrears of \$500.00 noted in paragraph 1.
3. If the Tenant fails to comply with the payment noted in paragraph 2 of this order related to the issues in the application, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord 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 of the *Residential Tenancies Act, 2006* (the 'RTA'), 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 become owing after January 31, 2026.

January 22, 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.