



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

File Number: LTB-L-087836-25

In the matter of: 278 YORK ST
OTTAWA ON K1N5V1

Between: Ottawa Community Housing Landlord

And

Khloee Levesque Eva Tenant

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

This application was heard by videoconference on January 15, 2026.

Only the Landlord's Agent, Mohubo Elmi, attended the hearing.

As of 11:03 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 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date 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 \$518.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$17.03. This amount is calculated as follows: \$518.00 x 12, divided by 365 days.
5. The Tenant has paid \$2,286.00 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026, are \$1,601.00.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

Relief from eviction

9. The Landlord's Agent submitted that the parties had reached an agreement for a payment plan for the arrears and the Landlord was open to honouring the terms of the agreement. The Landlord's Agent submitted that the terms were the Tenant would pay \$110.00 toward the arrears on the 20th of each month until the arrears were paid in full.
10. The Landlord's Agent provided that they were unaware of any other circumstance of the Tenant that would support denying or delaying eviction. The Tenant did not attend the hearing to give evidence of their circumstances, or to dispute the Landlord's application.
11. Based on the Landlord's Agent's submissions, I find it fair in the circumstance to honour the agreement as reached by the parties.
12. As such, 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.

It is ordered that:

1. The Tenant shall pay to the Landlord \$1,787.00 for arrears of rent up to January 31, 2026, inclusive of costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Date	Payment Amount
February 20, 2026	\$110.00
March 20, 2026	\$110.00
April 20, 2026	\$110.00
May 20, 2026	\$110.00
June 20, 2026	\$110.00
July 20, 2026	\$110.00
August 20, 2026	\$110.00
September 20, 2026	\$110.00
October 20, 2026	\$110.00
November 20, 2026	\$110.00
December 20, 2026	\$110.00
January 20, 2027	\$110.00
February 20, 2027	\$110.00
March 20, 2027	\$110.00
April 20, 2027	\$110.00
May 20, 2027	\$110.00

June 20, 2027	\$27.00
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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 February 2026 to June 2027, 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 21, 2026
Date Issued

Nicole Pedron
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.