



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

File Number: LTB-L-080983-25

In the matter of: 1016, 400 SLATER ST
OTTAWA ON K1R7S7

Between: Paramount Property Management Inc. Landlord

And

Chelsea Heck Tenant

Paramount Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Chelsea Heck (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 8, 2025.

Only the Landlord's legal representative, Allan Kouri, attended the hearing.

As of 9:30 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 an invalid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The N4 Notice was invalid because it included amounts other than arrears.
2. An application for eviction cannot proceed based on an invalid notice. The Landlord elected to proceed with the application for arrears only.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent is \$1,183.49. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$38.91. This amount is calculated as follows: \$1,183.49 x 12, divided by 365 days.
6. The Tenant has paid the arrears to the date of the hearing.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay the Landlord \$186.00 for the application filing fee.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 7, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 8, 2026 at 4.00% annually on the balance outstanding.

January 27, 2026
Date Issued

Dawn Carr
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.