



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-092080-25

In the matter of: 1B, 44 ONTARIO ST
OTTAWA ON K1K1L2

Between: Susanna Saville c/o Sleepwell Property Management Landlord
Tim Fizzle c/o Sleepwell Property Management

And

Eric Brunelle-Beattie Tenant

Susanna Saville c/o Sleepwell Property Management and Tim Fizzle c/o Sleepwell Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Eric Brunelle-Beattie (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on December 15, 2025. Instead, the Landlord's Legal Representative, Anne Skelly and the Tenant engaged in private settlement discussions. Parties reached an agreement and requested an order on consent to resolve the application.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant is terminated, as of December 31, 2025. The Tenant must move out of the rental unit on or before December 31, 2025.
2. If the unit is not vacated on or before December 31, 2025, then starting January 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after January 1, 2026.
4. The Landlord collected a rent deposit of \$950.00 from the Tenant on April 23, 2023 and this deposit is still being held by the Landlord.
5. Interest on the rent deposit, in the amount of \$62.99 is owing to the Tenant for the period from April 23, 2023 to December 15, 2025.

6. If the Tenant vacates the unit by December 31, 2025, the Landlord shall return the rent deposit plus interest to the Tenant by January 5, 2026.
7. Should the Landlord fail to make the payment in accordance with paragraph 6, the Landlord will start to owe interest. This will be simple interest calculated in accordance with the *Courts of Justice Act* on the balance outstanding starting the day following the date of default.
8. This order on consent is in full and final settlement of this application.

January 23, 2026
Date Issued

Shadiyah Stoute
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.