



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

File Number: LTB-L-094945-25

In the matter of: 502 Woodcliffe Private
Ottawa ON K1C7P5

Between: Capreit Limited Partnership Landlord

And

Sarah Lafontaine Tenants
Claudy Mesidor

Capreit Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Sarah Lafontaine and Claudy Mesidor (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on January 21, 2026.

The Landlord's Legal Representative, Allan Kouri, attended on behalf of the Landlord.

The Tenant, Claudy Mesidor, attended on behalf of both Tenants and spoke with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The lawful monthly rent is \$2,274.33.
2. The total amount the Tenants owe to the Landlord is \$343.01 including arrears of rent (\$157.01) and costs (\$186.00) up to January 31, 2026.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$343.01 which represents the arrears of rent (\$157.01) and costs (\$186.00) outstanding for the period ending January 31, 2026.
2. The Landlord's application for eviction of the Tenants is denied on the condition that the Tenants make the following payment to the Landlord in respect of the monies owing under paragraph 1 of this order:

Date Payment Due	Amount of Payment
January 30, 2026	\$343.01

3. If the Tenants fail to make the payment in accordance with paragraph 2, and by the date required, then:
- The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
 - The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

January 28, 2026
Date Issued

Angela McLaughlin
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.