



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

File Number: LTB-L-095125-25

In the matter of: 1705, 400 SLATER ST
OTTAWA ON K1R 7S7

Between: Paramount Property Management Inc. Landlord

And

John Lefebvre Tenant

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

This application was scheduled for a merits hearing, via video conference, on January 22, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant and the Landlord's Legal Representative, Allan Kouri, participated.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - **\$6 654.30** if the payment is made on or before January 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- **\$7 959.66** if the payment is made on or before February 8, 2026. See Schedule 1 for the calculation of the amount owing.

3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after February 8, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before February 8, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$4 992.96. This amount includes rent arrears owing up to the date of the hearing (January 22, 2026) and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$42.92 per day for the use of the unit starting January 23, 2026 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before February 8, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 9, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before February 8, 2026, then starting February 9, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 February 9, 2026.

January 28, 2026
Date Issued

Susan Parsons
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on August 9, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before January 31, 2026

Rent Owing To January 31, 2026	\$6 468.30
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$6 654.30

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 8, 2026

Rent Owing To February 28, 2026	\$7 773.66
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$7 959.66

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date (January 22, 2026)	\$6 107.18
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,199.00
Less interest owing on the last month's rent deposit	-\$101.22
Total amount owing to the Landlord	\$4 992.96
Plus daily compensation owing for each day of occupation starting January 23, 2026	\$42.92 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	