



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

File Number: LTB-L-101107-25

In the matter of: 1, 125 FAIRMONT AVE
OTTAWA ON K1Y1X7

Between: 9003410 Canada Inc Landlord

And

Joe Spadacinni Tenant

9003410 Canada Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Joe Spadacinni (the 'Tenant') because:

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

The application was scheduled to be heard by video conference on January 21, 2026. Mike Dagenais attended on behalf of the Landlord. The Tenant was present with Tenant Duty Counsel Melissa Bramson. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. The Landlord served the Tenant an N8 notice of termination, alleging that the Tenant has been persistently late in paying the rent.
- b. The Tenant was in possession of the rental unit on the date the application was filed.
- c. The current lawful rent is \$1,138.00. The rent is due on the 1st day of each month.
- d. The Landlord will accept 10 days written notice of the Tenant's intention to vacate the rental unit and end the tenancy.
- e. The Landlord acknowledges that there is a last month's rent on deposit in the amount of \$1,100.00, which was collected on November 16, 2017.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord new rent on time and in full as it comes due and owing for the period of, and including February 1, 2026, to January 1, 2027.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

January 29, 2026

Date Issued

Helen Giannini

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.