



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-092462-25

In the matter of: 38 Paddington Private
Ottawa ON K1V2A3

Between: Phoenix Rising Property Management Inc Landlord

And

Joseph Steve Lalonde
Aimee Nicole Chauvin Tenants

Phoenix Rising Property Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Joseph Steve Lalonde and Aimee Nicole Chauvin (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on January 19, 2026. The Landlord's agent Jessica Clement and the Tenants attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. 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, and specifically that the tenancy would terminate.

Agreed Facts:

1. The lawful rent is \$1,873.00. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$61.58. This amount is calculated as follows: \$1,873.00 x 12, divided by 365 days.
3. The rent arrears owing to January 31, 2026 are \$10,145.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The Landlord collected a rent deposit of \$1,873.00 from the Tenants and this deposit is still being held by the Landlord.
6. Interest on the rent deposit, in the amount of \$413.77 is owing to the Tenants for the period from April 1, 2013 to January 19, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before January 31, 2026.
2. The Tenants shall pay to the Landlord \$8,044.23. This amount includes rent arrears owing up to January 31, 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.
3. The Tenants shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date Payment Due	Amount of Payment
On or before February 1, 2026	\$167.58
On or before February 15, 2026	\$167.58
On or before March 1, 2026	\$167.58
On or before March 15, 2026	\$167.58
On or before April 1, 2026	\$167.58
On or before April 15, 2026	\$167.58
On or before May 1, 2026	\$167.58
On or before May 15, 2026	\$167.58
On or before June 1, 2026	\$167.58
On or before June 15, 2026	\$167.58
On or before July 1, 2026	\$167.58
On or before July 15, 2026	\$167.58
On or before August 1, 2026	\$167.58
On or before August 15, 2026	\$167.58
On or before September 1, 2026	\$167.58
On or before September 15, 2026	\$167.58
On or before October 1, 2026	\$167.58
On or before October 15, 2026	\$167.58
On or before November 1, 2026	\$167.58
On or before November 15, 2026	\$167.58
On or before December 1, 2026	\$167.58
On or before December 15, 2026	\$167.58
On or before January 1, 2027	\$167.58
On or before January 15, 2027	\$167.58
On or before February 1, 2027	\$167.58
On or before February 15, 2027	\$167.58
On or before March 1, 2027	\$167.58
On or before March 15, 2027	\$167.58
On or before April 1, 2027	\$167.58
On or before April 15, 2027	\$167.58
On or before May 1, 2027	\$167.58
On or before May 15, 2027	\$167.58
On or before June 1, 2027	\$167.58

On or before June 15, 2027	\$167.58
On or before July 1, 2027	\$167.58
On or before July 15, 2027	\$167.58
On or before August 1, 2027	\$167.58
On or before August 15, 2027	\$167.58
On or before September 1, 2027	\$167.58
On or before September 15, 2027	\$167.58
On or before October 1, 2027	\$167.58
On or before October 15, 2027	\$167.58
On or before November 1, 2027	\$167.58
On or before November 15, 2027	\$167.58
On or before December 1, 2027	\$167.58
On or before December 15, 2027	\$167.58
On or before January 1, 2028	\$167.58
On or before January 15, 2028	\$167.97

4. If the Tenants do not make any of the required payments as set out in paragraph 3 in full and by the applicable deadline, the Tenants will start to owe interest. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006. The Landlord has the right to collect the balance outstanding under this Order.
5. The Tenants shall also pay the Landlord compensation of \$61.58 per day for the use of the unit starting February 1, 2026 until the date the Tenant moves out of the unit.
6. If the unit is not vacated on or before January 31, 2026, then starting February 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 1, 2026.

February 2, 2026
Date Issued

 Sandra Sabourin
 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 1, 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 Tenants must pay as the tenancy is terminated

Rent Owing To Date of Termination (January 31, 2026)	\$10,145.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,873.00
Less the amount of the interest on the last month's rent deposit	- \$413.77
Total amount owing to the Landlord	\$8,044.23
Plus daily compensation owing for each day of occupation starting February 1, 2026	\$61.58 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	