



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

File Number: LTB-L-098117-25

In the matter of: 51 B, 39-85 COSTELLO AVE
OTTAWA ON K2H7C3

Between: Costello Properties Inc Landlord

And

Lucie Marie Denise Bourgoin Tenant

Costello Properties Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Lucie Marie Denise Bourgoin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on January 27, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Kevin Kordahi.

The Landlord's Representative, Daniel Moak, and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$1,836.00**, which represents the arrears of rent (\$1,650.00) plus costs (\$186.00) for the period ending January 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$300.00 on or before the 15th day of each month, beginning February 15, 2026, up to and including June 15, 2026.
 - \$336.00 on or before July 15, 2026.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on the first (1st) of each month, for the period from February 1, 2026, through to July 1, 2026, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

February 5, 2026

Date Issued

Kevin Kordahi

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.