



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

File Number: LTB-L-095161-25

In the matter of: 1404, 440 GLOUCESTER ST
OTTAWA ON K1R7T8

Between: Bronson Place Landlord

And

Kelli Hourigan Tenant
Myles Regnier

Bronson Place (the 'Landlord') applied for an order to terminate the tenancy and evict Kelli Hourigan and Reginier Bernard (the 'Tenants') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on July 29, 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, Michelle Forrester.

The Landlord's Legal Representative, Grace George, and the Tenants, 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.

On consent of the parties, It is ordered that:

1. The name of the Tenant "Reginier Bernard" is incorrectly reflected on the application. The application shall be amended to reflect the Tenant's correct name, which is "Myles Regnier".
2. The Tenant shall pay to the Landlord **\$7,850.97** for arrears of rent up to January 31, 2026, and costs.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date of Payment	Payment Amount
February 15, 2026	\$1,000.00
March 15, 2026	\$1,000.00

April 15, 2026	\$1,000.00
May 15, 2026	\$1,000.00
June 15, 2026	\$1,000.00
July 15, 2026	\$1,000.00
August 15, 2025\6	\$1,000.00
September 15, 2026	\$850.97

4. The Tenant shall also pay to the Landlord new lawful rent on time and in full as it comes due and owing for the period **February 1, 2026**, to **September 30, 2026**, or until the arrears are paid in full, whichever date is earliest.
5. 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 2 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 Tenants' 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 9, 2026

Date Issued

Michelle Forrester

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.

