



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

File Number: LTB-L-098251-25

In the matter of: 8, 201 METCALFE ST.
OTTAWA ON K2P1P6

Between: 201 Metcalfe Ltd. Landlord

And

Megan Cloutier Tenant

201 Metcalfe Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Megan Cloutier (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 4, 2026.

The Landlord's agent, Sheila Powers, and the Tenant attended the hearing.

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 consequences of the joint submission.

On consent, it is ordered that:

1. The Tenant shall pay the Landlord \$9,246.77, which represents the arrears of rent and costs outstanding for the period ending February 28, 2026.
2. The Landlord's application for eviction of the Tenants is denied on the condition that:
 - (a) The Tenant shall pay to the Landlord \$1,242.01 on or before February 6, 2026.
 - (b) The Tenants shall pay installments of \$500.00 on or before the 15th day of the month for the 15-month period commencing February 15, 2026, up to including, April 15, 2027.
 - (b) The remaining balance of \$504.76 shall be paid on or before May 15, 2027.
 - (c) For the period of March 2026 to May 2027, or until the arrears are paid in full, whichever date is earliest, the Tenant shall pay the Landlord the monthly rent in full and by the first day of each corresponding month.

3. 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. Also, 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 *Residential Tenancies Act*, 2006, for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay the amount due and owing under this order and any new arrears, NSF fees and related charges that became owing after February 28, 2026. The order that results from this section 78 application is usually issued without a hearing.

February 9, 2026
Date Issued

Joshua Labbe
Member, 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.