



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-096196-25-SA

In the matter of: 508, 2651 REGINA ST
OTTAWA ON K2B8B5

Between: Logement Communautaire d'Ottawa Landlord

And

Merly Megan Kira Tenant

Logement Communautaire d'Ottawa (the 'Landlord') applied for an order to terminate the tenancy and evict Merly Megan Kira (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on August 31, 2023 with respect to application LTB-L-060998-22.

The Landlord's application was resolved by order LTB-L-096196-25, issued on December 8, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-096196-25.

This motion was heard by videoconference on January 30, 2026.

The Landlord's Agent Laila Ali and the Tenant attended the hearing.

Determinations:

1. At the outset of the hearing the Landlord consented to the Tenant's set aside motion and the parties requested an order on consent. I was satisfied that the Tenant understood the agreement and the consequences.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-096196-25, issued on December 8, 2025, is granted.
2. Order LTB-L-096196-25, issued on December 8, 2025, is set aside and cannot be enforced.

3. The previous order issued on August 31, 2023, with respect to LTB-L-060998-22 is amended as follows:
- a. The Tenancy is terminated unless the Tenant repays the total arrears, including fees of \$8,176.00 on or before February 28, 2026. The extended eviction date is to afford the Tenant time to seek financial assistance to repay all of the arrears.
 - b. If the arrears are not repaid on or before February 28, 2026, then the Tenant must vacate the unit on or before February 28, 2026.
 - c. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 - d. 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 January 3, 2024.

February 9, 2026
Date Issued

Robert Patchett
Vice Chair, 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.