



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

File Number: LTB-L-106953-25

In the matter of: 1101, 248 BRITTANY DR
OTTAWA ON K1K4R2

Between: LIUNA Non Profit Housing Corp Landlord

And

Shina Kirabo Tenant

LIUNA Non Profit Housing Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Shina Kirabo (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

This application was scheduled to be heard by videoconference on February 3, 2026.

The Landlord's Representative, Marc-Roger Gagné, and the Tenant were present.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the condition set out below:
 - a. The Tenant shall pay the Landlord the monthly rent due on or before the 1st day of the month for a period of 12-month period commencing March 2026 to February 2027.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application as follows:
 - \$93.00 on or before February 20, 2026, and
 - \$93.00 on or before March 6, 2026.
4. If the Tenant does not pay the Landlord the amount owing in accordance with paragraph 3, then on the day following the date of default, then on the day following the date of default, the full balance owing becomes due and payable immediately, and the Tenant will start to owe interest. This will be simple interest calculated annually at the post-judgment interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006*.

February 10, 2026
Date Issued

Eno Ubia
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.