



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

File Number: LTB-L-099258-25

In the matter of: 1010N, 1161 HERON RD
OTTAWA ON K1V2S9

Between: Lunen Haus Landlords
Teanna Beals

And

Eyerinmene Martins Tenants
Samrawit Tesfay

Lunen Haus and Teanna Beals (the 'Landlords') applied for an order to terminate the tenancy and evict Eyerinmene Martins and Samrawit Tesfay (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on February 9, 2026. Paralegal, Grace George, attended with Landlord, Teanna Beals. Both Tenants attended, after speaking with Duty Counsel. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

General Information:

1. The Landlords served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The current rent is \$1,664.17. It is due on the 1st day of each month. Note: Effective April 1, 2026, the monthly rent is \$1,715.00.
4. The rent arrears owing to February 28, 2026 are \$6,613.26.
5. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. Accordingly, the total amount the Tenants owe the Landlords is \$6,799.36 (\$6,613.36 + \$186.00).
7. Pursuant to section 78 of the Act, the parties agree on a payment plan.

It is ordered that:

1. The Tenants shall pay to the Landlords \$6,613.36 for arrears of rent up to February 26, 2026 and \$186.00 costs, totalling \$6,799.36.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 (\$6,799.36) in accordance with the following schedule:
 - . \$500.00 minimum on or before February 9, 2026
 - . \$1,000.00 minimum on or before the 15th of each month from March 15, 2026 to August 15, 2026 (6 months) and
 - . \$299.36 on or before September 15, 2026.
3. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period March 1, 2026 to September 30, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords may, without notice to the Tenants, 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 Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after October 1, 2026.

February 26, 2026
Date Issued

Shawn Hayman
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.