



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095103-25

In the matter of: 513, 1435 MORISSET AVE
OTTAWA ON K1Z8H4

Between: 1435 Morisset Residences Corp Landlord

And

Paul Moore Tenant

1435 Morisset Residences Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Paul Moore (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on February 10, 2026.

The Landlord's Agent, Meghan Mathurin and the Landlord's Representative, Jeff Shabes and the Tenant attended the hearing.

The Tenant had the opportunity to speak with Tenant Duty Counsel.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Tenant shall not engage in or partake in any illegal activity as described in the notice of termination for the duration of the residential tenancy.
2. The Tenant shall not invite, and/or permit the individual known as John Perez to enter the Tenant's rental unit and/or the residential complex.
3. The Tenant shall pay the Landlord \$186.00 for the cost of filing the application. The Tenant shall pay this amount by way of making three payments in the amount of \$62.00 payable on or before the first day of March, April, and May 2026.

4. If the Tenant does not pay the Landlord the full amount owing on or before May 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 2, 2026, at 4.00% annually on the balance outstanding.
5. Section 78 of the Residential Tenancies Act (the “Act”) applies to this Order. If the Tenant fails to comply with paragraphs 1 or 2 of this order, the Landlord may apply at no cost, and without notice to the Tenant, for an order to terminate the tenancy and evict the Tenant. The Landlord must make this application within 30 days of a breach of a condition set out in this Order.

February 17, 2026
Date Issued

Ilan Shingait
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.