



**Order under Section 21.2 of the
Statutory Powers Procedure Act
and the Residential Tenancies Act, 2006**

File Number: LTB-L-070890-25-RV

In the matter of: 1812, 395 SOMERSET ST W
OTTAWA ON K2P2G6

Between: Ottawa Community Housing Corp. Landlord

And

James Torh Tenant

Review Order

Ottawa Community Housing Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict James Torh (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was resolved by order LTB-L-070890-25 issued on November 7, 2025.

On November 18, 2025 the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On November 19, 2025 interim order LTB-L-070890-25-RV-IN was issued, staying the order issued on November 7, 2025.

This request to review was heard by videoconference on February 11, 2026.

The Landlord's agent, Shirley Furlotte, the Tenant, and the Tenant's legal representative, Angela Mooney, attended the hearing.

The parties before the LTB consented to the following order.

It is ordered on consent that:

1. The Tenant's request to review order LTB-L-070890-25 issued November 7, 2025 is granted on consent of the parties. Order LTB-L-070890-25 issued November 7, 2025 is cancelled and cannot be enforced.

2. The Tenant shall pay to the Landlord \$13,258.00 for arrears of rent to February 28, 2026 and costs.
3. The Tenant shall pay to the Landlord the full amount set out in paragraph 2 of this order in accordance with the following schedule:
 - a) Beginning on May 20, 2026, and for 26 consecutive months, up to and including June 20, 2028, the Tenant shall pay \$442.00 to the Landlord toward the rent arrears on or before the 20th day of each month, **except** for August 20, 2026, January 20, 2027, and August 20, 2027;
 - b) On or before August 20, 2026, January 20, 2027, and August 20, 2027, the Tenant shall pay \$884.00 to the Landlord toward the rent arrears; and
 - c) On or before July 20, 2028, the Tenant shall pay \$440.00 to the Landlord toward the rent arrears.
4. The Tenant shall also pay to the Landlord new rent on time by the first day of each month and in full as it comes due and owing for the period March 1, 2026 to July 31, 2028, or until the arrears are paid in full, whichever date is earliest, **except** that the rent for April 2026 shall be paid on or before April 13, 2026.
5. 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 2 of this order shall become immediately due and owing and the Landlord may apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that become owing after February 28, 2026. The Landlord shall give the Tenant written notice in advance of filing an application under section 78 of the Act.

February 13, 2026
Date Issued

Mark Melchers
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.