



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

File Number: LTB-L-098925-25

In the matter of: 135 STANLEY AVE
OTTAWA ON K1M1N8

Between: David Slinn Landlords
Heidi Hulan

And

Fernando Das Neves Salgado Brito Tenant

David Slinn and Heidi Hulan (the 'Landlords') applied for an order to terminate the tenancy and evict Fernando Das Neves Salgado Brito (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on February 3, 2026.

The Landlordss Representative Grace George and the Tenant Fernando Das Neves Salgado Brito attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

The parties further agree that the ordered amount will be addressed at a future date following the outcome of the Landlords' and Tenant's pending applications.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on November 30, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
3. The lawful rent is \$4,300.00. It was due on the 1st day of each month.
4. The rent arrears owing to November 30, 2025 are \$8,600.00.
5. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. The Landlords collected a rent deposit of \$4,300.00 from the Tenant and this deposit is still being held by the Landlords. The rent deposit is applied to the arrears of rent because the tenancy terminated.
7. Interest on the rent deposit, in the amount of \$115.16 is owing to the Tenant for the period from November 5, 2024 to November 30, 2025.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated as of November 30, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlords \$4,370.84. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlords owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.

February 18, 2026
Date Issued

Sarah Harriman
Hearings Officer, Landlords 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$8,600.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$4,300.00
Less the amount of the interest on the last month's rent deposit	- \$115.16
Total amount owing to the Landlords	\$4,370.84