



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095846-25

In the matter of: 2, 318 COLUMBUS AVE
OTTAWA ON K1K1P4

Between: Hinesh Chauhan Landlord

And

Billy Dagenais Tenants
Daniel Dagenais

Hinesh Chauhan (the 'Landlord') applied for an order to terminate the tenancy and evict Billy Dagenais and Daniel Dagenais (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent; (L2 Application).

This application was scheduled to be heard by videoconference on February 9, 2026. The Landlord's legal representative, paralegal, Marie Connolly, and the Tenants' Representative, lawyer, Anne-Clara Gingras and the Tenant, Daniel Dagenais, on behalf of both Tenants, attended the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$1,164.88. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$38.30. This amount is calculated as follows: \$1,164.88 x 12, divided by 365 days.
4. The Tenants have paid \$4,143.66 to the Landlord since the application was filed.
5. The rent arrears owing to February 28, 2026, are \$10.01.

6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$1,164.88 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.

L1 Application

1. The Tenants shall pay to the Landlord \$196.01 which represents arrears of rent (\$10.01) plus the application filing fee (\$186.00) for the period ending February 28, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$40.00 on or before the 1st day of each month starting on March 1, 2026, and continuing each month until June 1, 2026 (4 months).
 - The final payment of \$36.01 to be paid on or before July 1, 2026.
3. The Landlord will deduct the payments listed in paragraph 2 from the money paid to the Tenants for monthly building cleaning services.

L2 Application

4. The Tenants shall pay to the Landlords the lawful monthly rent on or before the 1st day of each month for the period commencing March 1, 2026, to up and inclusive February 1, 2027.
5. If the Tenants fail to comply with the conditions set out in paragraph 2 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.

February 18, 2026
Date Issued

Pauline Brewster
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.