



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

File Number: LTB-L-081108-25

In the matter of: 602, 1435 MORISSET AVE
OTTAWA ON K1Z8H4

Between: 1435 Morisset Residences Corp Landlord

And

Peter Guenter Tenant

1435 Morisset Residences Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Peter Guenter (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlord's Legal Representative Jeff Shabes and the Landlord's Agent Meghan Mathurin attended the hearing.

As of 1:46 PM, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant 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 Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,063.99. It is due on the 1st day of each month.
4. The Tenant has paid \$5,473.50 to the Landlord since the application was filed.
5. The rent arrears owing to February 28, 2026 are \$690.49.

6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. Accordingly, the total amount the Tenant owes the Landlord is \$876.49.
8. The Landlord's Legal Representative advised that the parties had reached an agreement to resolve the matter prior to the hearing. However, the Tenant failed to attend the hearing to finalize the agreement. As such, the Landlord did not seek termination of the tenancy. The Landlord sought a conditional order requiring the repayment of arrears as contemplated in the proposed resolution with the Tenant.
9. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord \$876.49 for arrears of rent up to February 28, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Date	Payment Amount
On or before March 1, 2026	\$40.00
On or before April 1, 2026	\$40.00
On or before May 1, 2026	\$40.00
On or before June 1, 2026	\$40.00
On or before July 1, 2026	\$40.00
On or before August 1, 2026	\$40.00
On or before September 1, 2026	\$40.00
On or before October 1, 2026	\$40.00
On or before November 1, 2026	\$40.00
On or before December 1, 2026	\$40.00
On or before January 1, 2027	\$40.00
On or before February 1, 2027	\$40.00

On or before March 1, 2027	\$40.00
On or before April 1, 2027	\$40.00
On or before May 1, 2027	\$40.00
On or before June 1, 2027	\$40.00
On or before July 1, 2027	\$40.00
On or before August 1, 2027	\$40.00
On or before September 1, 2027	\$40.00
On or before October 1, 2027	\$40.00
On or before November 1, 2027	\$40.00
On or before December 1, 2027	\$36.49
TOTAL	\$ 876.49

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period March 1, 2026 to December 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. 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 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, 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 became owing after February 28, 2026.

February 19, 2026

Date Issued

Sean Ramage

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.