



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

File Number: LTB-L-104605-25

In the matter of: 309, 10 BURNSIDE AVE
OTTAWA ON K1Y2L9

Between: District Realty In Trust Landlord
Whit Fraser

And

Scott Bruyere Tenant

District Realty In Trust and Whit Fraser (the 'Landlord') applied for an order to terminate the tenancy and evict Scott Bruyere (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also applied for an order to terminate the tenancy and evict the Tenant because the Tenant has been persistently late in paying the monthly rent.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on February 19, 2026.

Daniel Moak appeared as the Landlord's legal representative. The Tenant attended the hearing and was self-represented.

Through mediation, the parties consented to the following order. I was satisfied that the parties understood and agreed to the terms below.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$7,936.00 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:
 - a) \$1,000.00 on or before March 20, 2026.
 - b) \$500.00 on or before the 20th day of each month commencing April 20, 2026 and concluding April 20, 2027.
 - c) \$436.00 on or before May 20, 2027.

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 May 31, 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 25, 2026
Date Issued

Andrew Rowell
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.