



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

File Number: LTB-L-086637-25-RV

In the matter of: 4, 960 DEBRA AVE
OTTAWA ON K2C0J4

Between: Ottawa Community Housing Landlord

And

Igor Ruzindana Tenant

Review Order

Ottawa Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Igor Ruzindana (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes hereafter referred to as the 'L1 Application').

This L1 Application was heard on December 8, 2025, and resolved by the order LTB-L-086637-25, issued on December 9, 2025. Only the Landlord's Agent, Laura Mataeva, attended the hearing.

On December 12, 2025, the Tenant requested a review of the order LTB-L-086637-25, issued on December 9, 2025, and that the order be stayed until the request to review the order is resolved.

On December 15, 2025, the interim order LTB-L-086637-25-RV-IN was issued, staying the order issued on December 9, 2025.

This request to review was heard by videoconference on February 18, 2026.

The Tenant and the Landlord's Agent, Laura Mataeva, attended the hearing.

Determinations:

French Language Services

1. While the Landlord indicated on their application that they would like the dispute resolution process to be conducted in French, they stated at the hearing that they were comfortable in proceeding in English only. As both parties confirmed their preference in having the matter heard exclusively in English, both parties agreed that the order shall only be issued in English.

Request to Review

2. The Tenant alleged in their request to review that they were not reasonably able to participate in the hearing on December 8, 2025, and therefore requested a review of the order LTB-L-086637-25, issued on December 9, 2025.
3. The Landlord consented to the Tenant's review request.
4. On the basis of the consent to the review, I granted the Tenant's request to review the order LTB-L-086637-25, issued on December 9, 2025, and the L1 Application proceeded to be re-heard¹.

L1 Application

5. At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The request to review the order LTB-L-086637-25, issued on December 9, 2025, is granted.
2. The interim order LTB-L-086637-25-RV-IN, issued on December 15, 2025, is cancelled.
3. The order LTB-L-086637-25, issued on December 9, 2025, is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$8,673.00 for arrears of rent up to February 28, 2026, and costs.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 of this order in accordance with the following schedule:
 - On or before the thirtieth (30th) day of each month, from March 1, 2026, to January 31, 2028, the amount of \$360.00 per month.
 - On or before February 29, 2028, the amount of \$393.00.
 - Refer to Schedule 1 for a detailed breakdown of the scheduled payments.
6. The Tenant shall also pay to the Landlord the new rent in full and on time, as it becomes due and owing on the first (1st) day of each month, for the rental period starting March 1, 2026, and ending February 29, 2028, or until the arrears are paid in full, whichever date is earliest.
7. 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 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within thirty (30) days of the

¹ Rule 26.16 of the Board's *Rules of Procedure*.

Tenant's breach, pursuant to section 78 of the *Residential Tenancies Act, 2006*, 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 23, 2026
Date Issued

Alexandre Traboulsi
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.

Schedule 1
SUMMARY OF PAYMENT SCHEDULE

Payment Due On or Before	Payment Amount
March 30, 2026	\$360.00
April 30, 2026	\$360.00
May 30, 2026	\$360.00
June 30, 2026	\$360.00
July 30, 2026	\$360.00
August 30, 2026	\$360.00
September 30, 2026	\$360.00
October 30, 2026	\$360.00
November 30, 2026	\$360.00
December 30, 2026	\$360.00
January 30, 2027	\$360.00
February 28, 2027	\$360.00
March 30, 2027	\$360.00
April 30, 2027	\$360.00
May 30, 2027	\$360.00
June 30, 2027	\$360.00
July 30, 2027	\$360.00
August 30, 2027	\$360.00
September 30, 2027	\$360.00
October 30, 2027	\$360.00
November 30, 2027	\$360.00
December 30, 2027	\$360.00
January 30, 2028	\$360.00
February 29, 2028	\$393.00