



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

File Number: LTB-L-104136-25

In the matter of: 408, 29 ROBINSON AVE
OTTAWA ON K1N8N8

Between: Capital Park II LP Landlord

And

Nathanael Carter Tenants
Emma Amellote

Capital Park II LP (the 'Landlord') applied for an order to terminate the tenancy and evict Nathanael Carter and Emma Amellote (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

The application was scheduled to be heard by video conference on February 19, 2026.

Before the start of the hearing the Landlord's legal representative Allan Kouri and the Tenant Nathanael Carter, on behalf of both Tenants, engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Tenants vacated the rental unit on February 19, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit
2. The lawful rent is \$1,684.65. It was due on the 1st day of each month.
3. The Tenants have paid \$650.00 to the Landlord since the application was filed.
4. The rent arrears owing to February 19, 2026, are \$5,784.21.

5. The Landlord is entitled to \$40.00 to reimburse the Landlord for administration charges and \$0.00 for bank fees the Landlord incurred as a result of 2 cheque given by or on behalf of the Tenants which were returned NSF.
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 \$1,650.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
8. Interest on the rent deposit, in the amount of \$1.80 is owing to the Tenants for the period from February 1, 2026 to February 19, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated as of February 19, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$4,358.41. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application and unpaid NSF charges. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before March 19, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 20, 2026, at 4.00% annually on the balance outstanding.

February 25, 2026
Date Issued

Diego Fernandez-Stoll
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.

Schedule 1
SUMMARY OF CALCULATIONS

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

Rent Owing To Move Out Date	\$6,434.21
Application Filing Fee	\$186.00
NSF Charges	\$40.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$650.00
Less the amount of the last month's rent deposit	- \$1,650.00
Less the amount of the interest on the last month's rent deposit	- \$1.80
Total amount owing to the Landlord	\$4,358.41