



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

File Number: LTB-L-101628-25

In the matter of: 1404-1465 Caldwell Ave.
Ottawa, ON K1Z8L9

Between: Ottawa Community Housing Landlord

And

Krys Berezowsky Tenant

Ottawa Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Krys Berezowsky (the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on February 23, 2026.

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

The Tenant met with Tenant Duty Counsel prior to the commencement of the hearing.

At the hearing the parties consented to the following terms and conditions. I was satisfied that the parties provided informed consent.

It is agreed that:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date 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 \$1,358.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$44.65. This amount is calculated as follows: \$1,358.00 x 12, divided by 365 days.
5. The Tenant has paid \$8,336.00 to the Landlord since the application was filed.

6. The rent arrears owing to February 28, 2026, are \$0.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

It is ordered on consent that:

1. The Tenant shall pay \$186.00 to the Landlord for the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026, at 4.00% annually on the balance outstanding.

February 26, 2026

Date Issued

Ken Audziss

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.