



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

File Number: LTB-L-106180-25

In the matter of: 0115, 300 MCRAE AVE
OTTAWA ON K1Z0C6

Between: 1213763 Ontario Inc. Landlord

And

Stephanie Clancy Tenant

1213763 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Stephanie Clancy (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 25, 2026.

The Landlord's Representative, Alex Grant and the Tenant, Stephanie Clancy attended the hearing. The Tenant met with Tenant Duty Counsel prior to the mediation. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agreed to a final termination of tenancy for April 30, 2026.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,356.38. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$77.47. This amount is calculated as follows: \$2,356.38 x 12, divided by 365 days.
5. The Tenant has paid \$1,600.00 to the Landlord since the application was filed.
6. The rent arrears owing to February 28, 2026, are \$7,931.52.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$2,356.38 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$36.60 is owing to the Tenant for the period from June 1, 2025 to February 25, 2026. The parties agreed to deduct this amount from the final payment of the arrears.
10. The parties agreed the lawful monthly rent for March 2026 can be paid on or before March 20, 2026.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 1, 2026.
4. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Tenant shall also pay the Landlord compensation of \$77.47 per day for the use of the unit starting May 1, 2026, until the date the Tenant moves out of the unit.
5. The last month's rent shall be applied to the last month of tenancy.
6. The Tenant shall pay the lawful monthly rent for March 2026, on or before March 20, 2026.
7. The Tenant shall also pay the Landlord \$8,117.52 for rent arrears to February 28, 2026, and this includes the filing fee.
8. The Tenant shall pay the amount owing in paragraph (7) in accordance with the following schedule:
 - a) On or before April 20, 2026, and every 20th day of the month for 11 months, up to and including February 20, 2027, \$676.46.
 - b) On or before March 20, 2027, \$639.86.
9. If the Tenant fails to make a payment to the Landlord, the full remaining amount becomes due and owing. the Tenant will start to owe interest. This will be simple interest calculated the day after the defaulted payment, at 4.00% annually on the balance outstanding.

February 27, 2026
Date Issued

Tanya Speedie
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.