



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-079005-25

In the matter of: 405, 196 METCALFE ST
OTTAWA ON K2P1P8

Between: RUSSELL APARTMENTS LTD.

Landlord

And

AMY BAKER

Tenant

RUSSELL APARTMENTS LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict AMY BAKER (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on February 26, 2026. The Landlord David Francis, the Tenant's legal representative Roxane Delaney, and the Tenant attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. 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 that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord agrees to waive the application filing fee.
2. The parties agree that the March 2026 rent has been paid in full and on time.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$17,766.68 for arrears of rent up to February 28, 2026
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - Payments of \$750.00 on or before the 15th day of each month starting on March 15, 2026, and continuing each month until January 15, 2028; and
 - a final payment of \$516.68 on or before February 15, 2028.

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 April 1, 2026 to February 1, 2028, 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.

March 4, 2026
Date Issued

Sandra Sabourin
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.