



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-096861-25-SA

In the matter of: 22, 130 Maclaren Street
Ottawa ON K2R0L1

Between: Freidman Realty Landlord

And

Aimee Britten Tenant

Freidman Realty (the 'Landlord') applied for an order to terminate the tenancy and evict Aimee Britten (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the consent order issued on November 12, 2025, with respect to application LTB-L-072603-25.

The Landlord's application was resolved by order LTB-L-096861-25, issued on November 24, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-096861-25.

This motion was heard by videoconference on March 3, 2026.

The Landlord's Agent, Jennifer Davies, the Tenant and Tenant's support person, Tal Paigi attended the hearing.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-096861-25, issued on November 24, 2025, is granted.
2. Order LTB-L-096861-25, issued on November 24, 2025, is set aside and cannot be enforced.

3. Order LTB-L-072603-25, issued by the LTB on November 12, 2025, is replaced with the following:
- a) The Landlord advised the LTB that prior to the hearing the Tenant paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending February 28, 2026, the filing fee and the sheriff costs.
 - b) The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.

March 9, 2026
Date Issued

Sarah Visnovec
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.