



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

**File Number:** LTB-L-005641-26

**In the matter of:** 304, 2995 ALBION RD N  
OTTAWA ON K1V8Z2

**Between:** Osgoode Properties Landlord

**And**

Ahmed Omer Tenants  
Naima Said Omar

Osgoode Properties (the 'Landlord') applied the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Ahmed Omer and Naima Said Omar (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenants rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The parties engaged in the Online Dispute Resolution Tool (ODR) on the Tribunal Ontario Portal and entered settlement discussions and mutually agreed to resolve all matters arising in the application and requested an Order on consent.

The Landlord's representative Anne Skelly, and the Tenant Naima Said Omar on behalf of both Tenants participated in the mediation on February 26, 2026, by way of video conference. The mediation was facilitated by Dillanique Knight, Dispute Resolution Officer with the LTB.

**On consent of the parties, it is ordered that:**

1. The tenancy between the Landlord and the Tenants continue if the Tenant meets the conditions set out below.
2. The Tenants shall pay the Landlord the lawful monthly rent in full and on time, as and when it becomes due and owing on the 1st day of each month, for the twelve (12) month period commencing March 1, 2026.
3. If the Tenants fail to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the Residential Tenancies Act, 2006 (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the

application within 30 days of a breach of a condition. This application is made to the LTB without the notice of the Tenant.

**March 9, 2026**  
**Date Issued**

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Dillanique Knight  
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.