



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-066128-25

In the matter of: Unit 12, 144 Renfrew Avenue
Ottawa ON K1S2K9

Between: Alexi Vieni Tenant

And

Apollo Property Management Limited Landlord

Alexi Vieni (the 'Tenant') applied for an order determining that Apollo Property Management Limited (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household;
- harassed, obstructed, coerced, threatened or interfered with the Tenant; and
- failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006* or failed to comply with health, safety, housing or maintenance standards.

An Adjudicative Case Conference ('ACC') was held by videoconference on March 4, 2026. The Tenant, the Landlord's Agent, Patrick Charbonneau, and the Landlord's Legal Representative, Lucas Cutler, attended the ACC.

At the ACC, the parties consented to the following order. I was satisfied that the parties understood the terms of the consent and the consequences of them.

Agreed upon acknowledgements and conditions:

1. The parties acknowledge that the intent of this consent order is to fully and finally resolve all issues between them and to avoid the pursuit of further litigation against the other party.
2. The parties agree that the Landlord will conduct a unit inspection on March 9, 2026, between the hours of 1:00 and 4:00 p.m. An inspection report shall be completed, and the Tenant will have an opportunity to review the report and sign off on it.
3. The parties agree that the Landlord will also conduct a move out inspection. The Tenant shall advise the Landlord as soon as possible if they intend to move out before the termination date ordered below so that the move out inspection can be scheduled accordingly.

4. The Landlord and the Tenant acknowledge the Order to Comply issued by the City of Ottawa, SR #202557273680, dated Oct 9, 2025, and agree that the Tenant shall not be held liable for the damages or conditions referred to in that order.
5. The Tenant understands and agrees that, in resolving this application by way of this consent order, the Tenant cannot re-litigate the issues pleaded in the application before the Board or in any other legal forum.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant shall terminate on May 1, 2026 at 12:00 pm (noon). The Tenant must move out of the rental unit on or before May 1, 2026 by 12:00 pm (noon).
2. The Landlord agrees to pay the Tenant \$3,700.00 in full and final satisfaction of the Tenant's application.
3. The Landlord shall pay the Tenant the first half of this amount, being \$1850.00 on or before March 11, 2026 by e-transfer.
4. The Landlord shall pay the Tenant the second half of this amount, being \$1850.00, by e-transfer, when the Tenant returns the keys to the rental unit and has vacated the rental unit. The email address to be used for the aforesaid payments was provided to the Landlord's Agent at the ACC.

March 6, 2026
Date Issued

Rachel Gibbons
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.