



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

**File Number:** LTB-L-006459-26-SA

**In the matter of:** B, 2520 DRAPER AVE  
OTTAWA ON K2H 6Z8

**Between:** Ottawa Community Housing Landlord

**And**

Judith Sauveur Tenant

Ottawa Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Judith Sauveur (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 order issued by the LTB on October 16, 2025 with respect to application LTB-L-060898-25.

The Landlord's application was resolved by order LTB-L-006459-26, issued on January 27, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-006459-26 on February 5, 2026.

This motion was scheduled to be heard by videoconference on March 4, 2026. Instead, the Landlord's Agent, Beth Cummings, and the Tenant's Agent, Gabriel Andre, on behalf of the Tenant participated in a mediation session. The Tenant did not seek legal advice prior to the Hearing. The parties reached an agreement and requested an order on consent to resolve the motion.

**Agreed Facts:**

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$781.00. It is due on the 1st day of each month.
3. The rent arrears owing to March 31, 2026, are \$4,711.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

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

1. The motion to set aside Order LTB-L-006459-26, issued on January 27, 2026, is granted.

2. Order LTB-L-006459-26, issued on January 27, 2026, is set aside and cannot be enforced.
3. The previous order issued on October 16, 2025, with respect to LTB-L-060898-25 is amended as follows:
4. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
5. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
  - \$5,678.00 if the payment is made on or before April 18, 2026. See Schedule 1 for the calculation of the amount owing.
6. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after March 31, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
7. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before April 18, 2026.**
8. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$4,218.72. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
9. The Tenant shall also pay the Landlord compensation of \$25.68 per day for the use of the unit starting March 5, 2026, until the date the Tenant moves out of the unit.
10. If the unit is not vacated on or before April 18, 2026, then starting April 19, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
11. 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 April 18, 2026.

**March 13, 2026**  
**Date Issued**

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Pauline Brewster  
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, October 18, 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

**Schedule 1**  
**SUMMARY OF CALCULATIONS**

**A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 18, 2026**

|                                                          |                   |
|----------------------------------------------------------|-------------------|
| Rent Owing To April 30, 2026                             | \$5,492.00        |
| Application Filing Fee                                   | \$186.00          |
| <b>Total the Tenant must pay to continue the tenancy</b> | <b>\$5,678.00</b> |

**B. Amount the Tenant must pay if the tenancy is terminated**

|                                                                                                                     |                      |
|---------------------------------------------------------------------------------------------------------------------|----------------------|
| Rent Owing To Hearing Date (March 4, 2026)                                                                          | \$4,032.72           |
| Application Filing Fee                                                                                              | \$186.00             |
| <b>Total amount owing to the Landlord</b>                                                                           | <b>\$4,218.72</b>    |
| Plus daily compensation owing for each day of occupation starting March 5, 2026.                                    | \$25.68<br>(per day) |
| **Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00. |                      |