



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

File Number: LTB-L-001340-26

In the matter of: Apartment 1, 432 Preston
Ottawa ON K1S4N4

Between: Gina Rose Vittoria Ierullo Landlord

And

Dave Saunders Tenants
Lee Saunders

Gina Rose Vittoria Ierullo (the 'Landlord') applied for an order to terminate the tenancy and evict Dave Saunders and Lee Saunders (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 11, 2026.

The Landlord and one of the Tenants, Dave Saunders, attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$7,876.00 for arrears of rent up to March 31, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$1,000.00 on or before March 23, 2026;
 - \$1,000.00 on or before the 23rd day of each month for the period April 1, 2026 to September 30, 2026; and
 - \$876.00 on or before October 23, 2026.
3. The Tenants 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 October 31, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* for an

order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

March 13, 2026
Date Issued

Lisa Del Vecchio
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.