



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-103959-25

In the matter of: 5 basement, 96 BLACKBURN AVE
OTTAWA ON K1N8A5

Between: Proper Property Management Landlord

And

Jeffrey Decou Tenant

Proper Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Jeffrey Decou (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on February 17, 2026. Instead, the Landlord's Legal Representative, John Dimitrijevic, and the Tenant engaged in private settlement discussions. The parties reached an agreement and requested an order on consent to resolve the application.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The rent arrears owing to February 28, 2026 are \$5,000.00.
2. The Landlord incurred costs of \$186.00 for filing the application and is waiving those costs.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$5,000.00 for arrears of rent up to February 28, 2026.
2. The Tenant shall pay to the Landlord monthly payments of \$1,000.00 by the 1st day of each month, starting March 1, 2026, and continuing until July 1, 2026.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period between March 1, 2026 to July 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and

evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

5. This order on consent is in full and final settlement of this application.

March 13, 2026
Date Issued

Shadiyah Stoute
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.