



**Order on Consent Utilizing Section 78
Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-069230-25

In the matter of: 246, 2100 RUSSELL RD
OTTAWA ON K1G3W7

Between: Ottawa Community Housing Corporation Landlord

And

Joeley Anguilianuk Tenant

Ottawa Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Joeley Anguilianuk (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises.

Ottawa Community Housing Corporation (the 'Landlord') applied for an order requiring Joeley Anguilianuk (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on November 26, 2025.

The Landlord's Legal Representative Gabriel Cormier and the Tenant appeared. During the sign-in, process, the parties engaged in discussion and reached a resolution by way of consent. At 9:51 a.m. the Tenant disconnected from the hearing. I was satisfied that the parties have reached a voluntary settlement.

On consent of the parties, it is ordered that:

- The Tenant shall pay the Landlord \$400.25 for damages. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.

Date Payment Due	Amount of Payment
1 st day of each month, starting December 2025 to September 2026	\$40.00
October 1, 2026	\$0.25

2. If the Tenant fails to comply with the conditions set out in paragraph 1 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 Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
3. The Tenant shall pay the Landlord \$186.00 for the cost of filing the application only if the Tenant breaches the terms set out in Paragraph 1. If the Tenant fully complies with the terms in Paragraph 1, the Landlord waives the filing cost. If the Tenant breaches the terms in Paragraph 1, the entire amount of \$186.00 becomes due and payable on the day following the default.

March 20, 2026
Date Issued

Anthony Bruno
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.