



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

File Number: LTB-L-011327-26-SA

In the matter of: 3, 1058 DAKOTA AVE
OTTAWA ON K1G2W2

Between: Saickley Enterprises Ltd. Landlord

And

Robert McDonald Tenant

Saickley Enterprises Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Robert McDonald (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 mediated settlement signed by the parties on September 10, 2025 with respect to application LTB-L-045136-25.

The Landlord's application was resolved by order LTB-L-011327-26, issued on February 10, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-011327-26.

This motion was heard by videoconference on March 19, 2026.

The Landlord's agent, Selena Saikaley, and the Tenant attended the hearing.

At the hearing, the parties consented to the Tenant's motion to set aside order LTB-L-011327-26, issued on February 10, 2026, and that order LTB-L-045136-25 issued on September 10, 2025 be amended.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-011327-26, issued on February 10, 2026, is granted.
2. Order LTB-L-011327-26, issued on February 10, 2026, is set aside and cannot be enforced.
3. Order LTB-L-045136-25 issued on September 10, 2025 with respect to LTB-L-045136-25 is amended as follows:
 1. The Tenant shall pay to the Landlords \$10,436.00 for arrears of rent up to September 30, 2025, and costs.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$1,100.00 on or before the 1st day of each month, for a period of 5 months, commencing on October 1, 2025, up to and including February 1, 2026;
 - \$1,100.00 on or before the 15th day of each month, for a period of 4 months, commencing on April 15, 2026, up to and including July 15, 2026;
 - A final payment of \$536.00 on or before August 15, 2026 to satisfy the arrears.
3. The Tenant shall pay rent for March 2026 on March 20, 2026.
4. The Tenant shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period April 1, 2026 to August 1, 2026, or until the arrears are paid in full, whichever date is earliest.
5. 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 to pay any new arrears, NSF fees and related charges that became owing after September 30, 2025.

March 26, 2026
Date Issued

Karen Gonçalves
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.

