



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

File Number: LTB-L-109493-25

In the matter of: B, 262 DESCHAMPS AVE
VANIER ON K1L5Y8

Between: Tyler Hubley c/o Rent in Ottawa Property Management Inc. Landlord

And

David Laviolette Tenant
Anne Nadon

Tyler Hubley c/o Rent in Ottawa Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict David Laviolette (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 16, 2026.

The Landlord's legal representative, Allan Kouri attended the hearing. The Tenant and an occupant in the rental unit, Anne Nadon attended the hearing.

At the hearing the parties requested to add the occupant Anne Nadon as a co-tenant in the tenancy agreement. The Landlord's position is Anne Nadon has been an occupant in the rental unit and was paying the rent on behalf of the Tenant. Both the Tenant and Anne Nadon requested Anne Nadon added as a co-tenant.

Anne Nadon confirmed her desire to be added as a co-tenant at 2:52.00 of the hearing recording.

Given the parties' mutual agreement, the application is amended to add Anne Nadon as a co-tenant and is reflected in this order.

The parties consented to the following order in full and final satisfaction of all issues in this application up to the day of the hearing. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$7,148.95 for arrears of rent up to March 31, 2023 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

The Tenant shall pay this amount:	The Tenant shall pay on or before this date:
\$600.00	April 3, 2026
\$600.00	May 3, 2026
\$600.00	June 3, 2026
\$600.00	July 3, 2026
\$600.00	August 3, 2026
\$600.00	September 3, 2026
\$600.00	October 3, 2026
\$600.00	November 3, 2026
\$600.00	December 3, 2026
\$600.00	January 3, 2027
\$600.00	February 3, 2027
\$548.95	March 3, 2027

3. Commencing on April 1, 2026 and continuing for the duration of the outstanding arrears, the Tenant shall also pay to the Landlord new rent in full on or before the first business day of each month.
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 March 31, 2026.

March 31, 2026
Date Issued

Greg Brocanier

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.