



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-104766-25

In the matter of: 602, 248 BRITTANY DR
Ottawa ON K1K4R2

Between: LIUNA Non profit Housing Corp Landlord

And

Senayit Tesfaidet Sereke Tenant

LIUNA Non profit Housing Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Senayit Tesfaidet Sereke (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on March 23, 2026. The Landlord's legal representative Trevor Jacquard and the Tenant's legal representative Sarah Sproule attended the hearing.

At the hearing, the parties consented to the following order.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord the lawful monthly rent as it comes due in full and no later than the first day of each month commencing April 2026 through to March 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.

March 25, 2026
Date Issued

Fabio Quattrociochi
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.