



**Order under Section 21.2 of the  
Statutory Powers Procedure Act  
and the Residential Tenancies Act, 2006**

**File Number:** LTB-L-078541-25-RV

**In the matter of:** 716, 1041 WELLINGTON ST W  
OTTAWA ON K1Y4K8

**Between:** Ottawa Community Housing Landlord

**And**

Edgardo Pavao Tenant

**Review Order**

Ottawa Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Edgardo Pavao (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was resolved by order LTB-L-078541-25 issued on December 1, 2025.

On February 17, 2026 the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On February 17, 2026 interim order LTB-L-078541-25-RV-IN was issued, staying the order issued on December 1, 2025.

This request to review was heard by videoconference on March 23, 2026.

The Landlord's agent, Samantha Smith, and the Tenant attended the hearing. Tenant duty counsel, Sarah Sproule, also attended the hearing to assist the Tenant.

The parties before the LTB consented to the following order:

**It is ordered on consent that:**

1. The request to review order LTB-L-078541-25 issued on December 1, 2025 is granted.
2. Order LTB-L-078541-25 issued on December 1, 2025 is cancelled and replaced by the following:

3. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
4. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
  - \$8,657.00 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.

**OR**

- \$9,785.00 if the payment is made on or before April 15, 2026. See Schedule 1 for the calculation of the amount owing.
5. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after April 15, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
  6. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before April 15, 2026.**
  7. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$8,381.84. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
  8. The Tenant shall also pay the Landlord compensation of \$37.08 per day for the use of the unit starting March 24, 2026 until the date the Tenant moves out of the unit.
  9. If the Tenant does not pay the Landlord the full amount owing on or before April 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 16, 2026 at 4.00% annually on the balance outstanding.
  10. If the unit is not vacated on or before April 15, 2026, then starting April 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
  11. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 16, 2026.

**March 30, 2026**  
**Date Issued**

---

Mark Melchers  
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 16, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

**Schedule 1**  
**SUMMARY OF CALCULATIONS**

**A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 31, 2026**

|                                                          |                   |
|----------------------------------------------------------|-------------------|
| Rent Owing To March 31, 2026                             | \$8,471.00        |
| Application Filing Fee                                   | \$186.00          |
| <b>Total the Tenant must pay to continue the tenancy</b> | <b>\$8,657.00</b> |

**B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 15, 2026**

|                                                          |                   |
|----------------------------------------------------------|-------------------|
| Rent Owing To April 30, 2026                             | \$9,599.00        |
| Application Filing Fee                                   | \$186.00          |
| <b>Total the Tenant must pay to continue the tenancy</b> | <b>\$9,785.00</b> |

**C. Amount the Tenant must pay if the tenancy is terminated**

|                                                                                                                     |                      |
|---------------------------------------------------------------------------------------------------------------------|----------------------|
| Rent Owing To Hearing Date                                                                                          | \$8,195.84           |
| Application Filing Fee                                                                                              | \$186.00             |
| <b>Total amount owing to the Landlord</b>                                                                           | <b>\$8,381.84</b>    |
| Plus daily compensation owing for each day of occupation starting March 24, 2026                                    | \$37.08<br>(per day) |
| **Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00. |                      |