



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

File Number: LTB-L-020302-26

In the matter of: 1014, 2975 ALBION RD N
OTTAWA ON K1V8S3

Between: Osgoode Properties Landlord

And

Abdifitah Mohamed Tenant

Osgoode Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Abdifitah Mohamed (the 'Tenant') because:

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

Prior to the hearing, the parties engaged in settlement discussions and mutually agreed to resolve all matters at issue in the application. They requested the assistance of a Dispute Resolution Officer through the Landlord and Tenant Board online portal. The Landlord's representative, Anne Skelly, and the Tenant participated in the presentation of the consent details on March 25, 2026. I was satisfied that the parties understood the terms and consequences of their consent.

On consent, 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 in full and on time, as it comes due and owing on the 1st day of each month, for the twelve (12) month period commencing April 1, 2026 to March 31, 2027.
3. If the Tenant fails to comply with any of 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 Landlord and Tenant Board without notice to the Tenant.

4. The Tenant shall also pay the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant fails to pay the Landlord the full amount owing as set out in paragraph 4 of this order on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.

March 30, 2026
Date Issued

Nancy Fahlgren
Hearings Officer, 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.