



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-103774-25

In the matter of: 1412-1, 111 COOPER ST
OTTAWA ON K2P2E3

Between: Canadian Student Living Group LP Landlord

And

David Walsh Tenant

Canadian Student Living Group LP (the 'Landlord') applied for an order to terminate the tenancy and evict David Walsh (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on March 23, 2026. The Landlord's agent, Rebecca Valerio, the Landlord's legal representative, Francisco Gomez and the Tenant attended the hearing.

The parties resolved the matter directly and requested an order on consent. I am satisfied that parties understand the terms and consequences of their consent, including waiving the right to a hearing for this application.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The lawful rent is \$950.00. It is due on the 1st day of each month.
3. Based on the monthly rent, the daily compensation is \$31.23. This amount is calculated as follows: \$950.00 x 12 months, divided by 365 days.
4. The Landlord collected a rent deposit of \$950.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.

5. Interest on the rent deposit, in the amount of \$9.51 is owing to the Tenant for the period from October 1, 2025, to March 23, 2026.
6. The parties agree to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy on a no-fault basis.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 May 1, 2026.
4. The last month's rent deposit shall be applied to rent for the month of April 2026.
5. The Tenant shall pay to the Landlord compensation of \$31.23 per day for the use of the unit starting May 1, 2026, until the date the Tenant moves out of the unit.
6. The Landlord and or the Tenant shall pay each other any amount owing as a result of this order.

March 31, 2026
Date Issued

Oluwatobi Abobarin
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on November 1, 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.