



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-001814-26

In the matter of: 44 Claridge Street
Ottawa ON K2G4L8

Between: Andrew Spoerri Landlord

And

Josh Colley Tenant

Andrew Spoerri (the 'Landlord') applied for an order to terminate the tenancy and evict Josh Colley (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

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

This application was scheduled to be heard by videoconference on March 10, 2026. Instead, the Landlord's Legal Representative, Lori Shepherd, the Landlord and the Tenant engaged in private settlement discussions. The parties reached an agreement and requested an order on consent to resolve the application.

The Tenant spoke with Tenant Duty Counsel prior to the mediation.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Tenant vacated the rental unit on September 25, 2026.
2. The rent arrears owing are \$2,400.00.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$2,400.00 for arrears of and the cost of filing the application.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - Monthly payments of \$400.00 by the 15th day of each month, starting April 15, 2026, and continuing each month until September 15, 2026.
3. Should the Tenant fail to make any of the payments as listed in this order, in full and on time while any arrears are outstanding, the entire remaining outstanding balance shall become due and payable starting the day after the first payment was missed. The Tenant will start to owe simple interest calculated at 4.00% annually on the balance outstanding, also starting the day after the first payment was missed. The Landlord has the right to collect the balance outstanding under this Order on Consent.
4. This order on consent is in full and final settlement of this application.

March 31, 2026
Date Issued

Shadiyah Stoute
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.

