



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

File Number: LTB-L-108813-25

In the matter of: 1005, 180 LEES AVE
OTTAWA ON K1S5J6

Between: Paramount Property Management Inc. Landlord

And

Reynolds Oho Tenant

Paramount Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Reynolds Oho (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

A hearing was held by videoconference on March 10, 2026.

The Landlord's Representative, Allan Kouri, the Landlord's Agent, Enkel Begaj, and the Tenant attended the hearing.

Determinations:

1. The Tenant paid the Landlord all the rent that was in arrears up to March 31, 2026.
2. The only amount owing is the Landlord's cost of filing the application. As a result, the order will be limited to costs only.
3. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.
4. The Tenant attempted to raise issues pursuant to section 82 of the Act, but did not comply with the LTB Rules of Procedure, Rule 19.4. He did not file his list of issues at least 7 days before the hearing. As such, he was not permitted to raise these issues at the hearing.

It is ordered that:

1. The Tenant shall pay to the Landlord \$185.16, for the remaining unpaid cost of filing the application.

2. If the Tenant does not pay the Landlord the full amount owing on or before April 18, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 19, 2026 at 4.00% annually on the balance outstanding.

April 7, 2026
Date Issued

Jeremy Henderson
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.