



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-019786-26-SA

In the matter of: 76, 2950 PENNY DR
OTTAWA ON K2B6H5

Between: Ottawa Community Housing Corp. Landlord

And

Rachel Downton Tenant

Ottawa Community Housing Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Rachel Downton (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the mediated settlement signed by the parties on December 4, 2024 with respect to application LTB-L-091776-24.

The Landlord's application was resolved by order LTB-L-019786-26, issued on March 9, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-019786-26 on March 10, 2026.

This motion was heard by videoconference on April 9, 2026.

The Landlord's Representative, Shirley Furrlotte and the Tenant, Rachel Downton attended the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

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

Agreed Facts:

1. The Tenant's motion to set aside the ex-parte order is granted.
2. The terms of the original order remain the same with \$250.00 payments towards arrears on the 20th of the month continuing April 20, 2026, for 10 payments up to and including January 20, 2027.
3. The final payment is \$209.00, on or before February 20, 2027.
4. The lawful monthly rent is due on or before the 1st of the month.

5. Section 78 of the Act the applies to all payments of the plan.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-019786-26, issued on March 9, 2026, is granted.
2. Order LTB-L-019786-26, issued on March 9, 2026, is set aside and cannot be enforced.

April 15, 2026
Date Issued

Tanya Speedie
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.