



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-008983-26

In the matter of: 803, 2861 BAYCREST DR
OTTAWA ON K1V8X8

Between: Hazelview Property Services Inc. Landlord

And

Tiffany DelGuidice Tenant

Hazelview Property Services Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Tiffany DelGuidice (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 15, 2026.

Natahsa Mizzi appeared as the Landlord's legal representative. The Tenant attended the hearing and was self-represented. Joanne Joly appeared in support of the Tenant.

Through mediation, the parties consented to the following order. I was satisfied that the parties understood and agreed to the terms below.

It is ordered on consent that:

1. The tenancy shall terminate effective May 31, 2026.
2. The last month's rent deposit shall be applied to rent for May 2026.
3. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 June 1, 2026.
5. The Tenant shall pay to the Landlord \$6,361.60 for arrears of rent up to the termination date of the tenancy and costs.
6. The Tenant shall pay to the Landlord the amount set out in paragraph 4 on or before November 30, 2026.

7. If the Tenant does not pay the Landlord the full amount owing on or before November 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from December 1, 2026 at 4.00% annually on the balance outstanding.

April 21, 2026
Date Issued

Andrew Rowell
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.