



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

**File Number:** LTB-L-007798-26

**In the matter of:** 06, 254 COOPER ST  
OTTAWA ON K2P0G4

**Between:** 2120290 ONTARIO INC

Landlord

**And**

LAYLA ALI SENUSSI  
MASAYUKI LAURIAULT

Tenant

2120290 ONTARIO INC (the 'Landlord') applied for an order to terminate the tenancy and evict LAYLA ALI SENUSSI and MASAYUKI LAURIAULT (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 16, 2026. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer, Sumathi Dhanapal. As a result of this order, the hearing has been cancelled.

The Landlord's Representative, James Moak, Landlord's Agent, Amber Powell, and the Tenant, Layla Ali Senussi and Masayuki Lauriault, attended.

I am satisfied that the parties understand the terms and consequences of their consent.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$3,916.12, for arrears of rent up to April 30, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - A. \$2,500.00 on or before April 17, 2026, and,
  - B. \$500.00 on or before the 18<sup>th</sup> day of each month for a period of 2 months, commencing May 18, 2026, up to and including June 18, 2026, and,
  - C. \$416.12 on or before July 18, 2026, to satisfy the arrears.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 1, 2026, to July 1, 2026, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

**April 23, 2026**

**Date Issued**

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Sumathi Dhanapal

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.