



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-022201-26

In the matter of: 407, 70 GLOUCESTER ST
OTTAWA ON K2P1N6

Between: Claridge Homes (70 Gloucester) LP Landlord

And

Jonathan Fan Tenant
Sagamartha Garcia

Claridge Homes (70 Gloucester) LP (the 'Landlord') applied for an order to terminate the tenancy and evict Jonathan Fan and Sagamartha Garcia (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

Mediation was held on April 20, 2026. The following parties participated in the mediation: The Landlord's representative, Kat Guilbeault, the Landlord's Agent, Michelle Taylor and the Tenant, Jonathan Fan, representing all Tenants.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord new rent on time and in full as it comes due and owing on or before the 1st day of each month for the period May 1, 2026, to April 1, 2027
2. If the Tenants fail to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

April 27, 2026
Date Issued

Kevin Kordahi
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.