



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

File Number: LTB-L-013323-26

In the matter of: 1480 MORISSET AVE
OTTAWA ON K1Z8H5

Between: Bradley Crepeau c/o Concorde Properties Landlord

And

Natalie Millard Tenant
Randall Millard

Bradley Crepeau c/o Concorde Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Natalie Millard and Randall Millard (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was to be heard by videoconference on April 22, 2026. The Landlord's representative, Allan Kouri, and the Tenant, Natalie Millard representing, Randall Millard attended the hearing. The Tenant did not speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The parties requested a non-voidable eviction order with an eviction date of July 31, 2026.
3. The lawful rent is \$1,340.70. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$44.08. This amount is calculated as follows: \$1,340.70 x 12, divided by 365 days.
5. The Tenants have paid \$1,340.00 the Landlord since the application was filed.
6. The rent arrears owing to April 30, 2026, the Landlord will waive that amount.

7. The Landlord collected a rent deposit of \$1,150.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy.
8. Interest on the rent deposit, in the amount of \$244.12 is owing to the Tenant for the period from July 14, 2014, to April 22, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 31, 2026.
2. The rent deposit shall be applied to the last month of the tenancy for the period of July 1 – 31, 2026. If the tenancy terminates earlier than June 30, 2026, the deposit and interest shall be applied to the rental arrears.
3. The Tenants shall pay Mays rent of \$1,340.70 on or before May 1, 2026, and Junes rent of \$1,340.70 on or before June 1, 2026
4. If the Tenants fail to make payments in accordance with paragraph 3 of this order above, then the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlords pursuant to paragraph 3 of this order shall become immediately due and owing and the Landlords may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears of rent, NSF fees and related charges that became owing after April 30, 2026. This may result in the Board issuing an order that terminates the tenancy before July 31, 2026.
5. The Tenants shall also pay the Landlord compensation of \$44.08 per day for the use of the unit starting August 1, 2026, until the date the Tenants moves out of the unit.
6. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 August 1, 2026.

April 28, 2026

Date Issued

John Russett

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on February 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.