



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

File Number: LTB-L-014222-26

In the matter of: 126 GABLE PVT
OTTAWA ON K1V0S5

Between: OTTAWA COMMUNITY HOUSING CORPORATION Landlord

And

NIMO MIGANEH Tenant

OTTAWA COMMUNITY HOUSING CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict NIMO MIGANEH (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 30, 2026.

Only the Landlord's agent Laila Ali attended the hearing.

As of 1:43 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,502.00. It is due on the first day of each month.
4. The rent arrears owing to April 30, 2026 are \$309.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. Accordingly, the total amount the Tenant owes the Landlord is \$495.00.
7. The Landlord sought a standard order for arrears and eviction.

Relief from eviction

8. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.
9. In arriving at the determination, I have considered that the arrears arose as a result of a rent subsidy as this is a Rent Geared to Income 'RGI' unit and as a result of retroactive recalculations, the subsidy was reinstated resulting in the balance as claimed by the Landlord. In addition, I take note that the Tenant's two daughters reside with her and one of them has recently given birth.
10. If the Tenant breaches any of the above terms outlined below the Landlord may apply under section 78 of the Residential Tenancies Act, 2006, without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant. The Landlord must make this application no later than 30 days after the Tenant's failure to comply with this order.
11. This order contains all of the reasons for the decision within it. No further reasons shall be issued.

It is ordered that:

1. The Tenant shall pay to the Landlord \$495.00 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:
 - \$165.00 or before May 20, 2026;
 - \$165.00 or before June 20, 2026; and
 - \$165.00 or before July 20, 2026.
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 2026 to July 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.

May 4, 2026
Date Issued

Alicia Johnson
Member, 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.