



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

File Number: LTB-L-005859-26

In the matter of: 514, 380 CUMBERLAND ST
OTTAWA ON K1N9P3

Between: Options Housing Landlord

And

Mariam Rogers Tenant

Options Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Mariam Rogers (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

The application was scheduled to be heard on April 30, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Nancy Fahlgren.

The Landlord's agent, Emily Laurie-Beaumont, the Tenant, and the Tenant's support worker, Reanna Martin, were present. The Tenant met with Tenant Duty Counsel prior to the mediation.

As a result of the mediation, the parties mutually agreed to resolve all matters at issue in the application. They requested an order on consent. I am satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. The application is amended to correct the name of the Landlord. This order reflects the amendment.
2. The tenancy is terminated as of October 31, 2026, with enforcement provisions.
3. The Landlord shall accept a minimum of fifteen (15) days' prior written notice from the Tenant if the Tenant elects to terminate the tenancy earlier than October 31, 2026. Provided the Tenant vacates the rental unit on or before the date specified in such notice, the tenancy shall terminate on that earlier date.
4. There is no last month's rent deposit held by the Landlord.
5. The Landlord waives the application filing fee.
6. The Tenant owes the Landlord \$254.25, which represents the reasonable cost incurred by the Landlord to repair damage to the glass on the entry door.
7. Provided that the Tenant fully complies with all conditions set out in this order, the Landlord shall waive and shall not enforce collection of the full amount owing by the Tenant.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before October 31, 2026.
2. The Tenant owes the Landlord \$254.25 as compensation for damage to the rental unit.
3. Provided that the Tenant fully complies with all conditions set out in paragraph 4 of this Order, the Landlord shall waive and shall not enforce collection of the amount owing set out in paragraph 2 of this Order.
4. For the duration of the tenancy, the Tenant shall:
 - a) Not cause undue damage to the rental unit or complex;
 - b) Not substantially interfere with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
 - c) Always accompany her guests while in the common areas of the complex;
 - d) Not provide the keys and/or fob to the rental unit or complex to any guest or community client; and
 - e) Accept internal and external support for her mental health.
5. If the Tenant fails to comply with any condition set out in paragraph 4 of this Order, the waiver described in paragraph 3 of this Order is null and void.
6. In the event of non-compliance, the amount of \$254.25 shall become due and payable as of the day following the breach. Interest shall accrue on the outstanding balance at a rate of 4.00% per year, calculated as simple interest commencing on the day following the breach.
7. If the unit is not vacated on or before October 31, 2026, then starting November 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 November 1, 2026.

May 8, 2026
Date Issued

Nancy Fahlgren
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 of the Tenant expires on May 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.