



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

File Number: LTB-L-013295-26

In the matter of: 1714, 1455 CLEMENTINE BLVD
OTTAWA ON K1H 8K4

Between: Ottawa Community Housing Landlord

and

MICHELE LAFANTAISIE Tenant

Ottawa Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict MICHELE LAFANTAISIE (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was scheduled to be heard by videoconference on May 6, 2026

On that date, the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord's Agent Fadum Waberi, the Tenant, and the Tenant's Support Person Elizabeth Arauz participated in the mediation. The Tenant did not receive legal advice regarding this application.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) This is a rent-geared-to-income subsidized unit.
- 2) The current rent is \$580.00. It is due on the 1st day of each month.
- 3) The Tenant has paid \$1,160.00 to the Landlord since the application was filed.
- 4) The rent arrears owing to May 31, 2026 are \$3,960.00.

- 5) The Landlord is entitled to \$40.00 to reimburse the Landlord for administration charges the Landlord incurred as a result of 2 cheques given by or on behalf of the Tenant which were returned NSF.
- 6) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 7) The Tenant indicates that she has sent a payment of \$3,000.00 to the Landlord on May 1, 2026, but it has not yet cleared the Landlord's account.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$4,186.00. This amount includes rent arrears owing up to May 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment	Date Payment Due (continued)	Amount of Payment (continued)
June 15, 2026	\$175.00	July 15, 2027	\$175.00
July 15, 2026	\$175.00	August 15, 2027	\$175.00
August 15, 2026	\$175.00	September 15, 2027	\$175.00
September 15, 2026	\$175.00	October 15, 2027	\$175.00
October 15, 2026	\$175.00	November 15, 2027	\$175.00
November 15, 2026	\$175.00	December 15, 2027	\$175.00
December 15, 2026	\$175.00	January 15, 2028	\$175.00
January 15, 2027	\$175.00	February 15, 2028	\$175.00
February 15, 2027	\$175.00	March 15, 2028	\$175.00
March 15, 2027	\$175.00	April 15, 2028	\$175.00
April 15, 2027	\$175.00	May 15, 2028	\$161.00
May 15, 2027	\$175.00		
June 15, 2027	\$175.00		

3. The Tenant shall also pay to the Landlord new rent in full and on time for the period June 1, 2026 to May 1, 2028, or until the arrears have been 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 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 May 31, 2026.

5. This order on consent is in full and final settlement of this application.

May 13, 2026
Date Issued

Denise Hannivan
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.