



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013330-26

In the matter of: 56 PATOLA PRIVATE
OTTAWA ON K1T2X6

Between: Ottawa Community Housing Landlord

And

Colette Gauthier Tenants
Konstantinos Parthenis
Maxime Howard

Ottawa Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Colette Gauthier, Konstantinos Parthenis and Maxime Howard (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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) Rachael Kukoyi.

The Landlord's Agent, Fadum Waberi, the Tenant, Colette Gauthier (representing both Colette Gauthier and Konstantinos Parthenis), the Authorized Person for Colette Gauthier and Konstantinos Parthenis, Jennifer Phillips, and the Tenants' Support, Christelle Azzi participated in the mediation.

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

The Parties Agreed That:

1. As of the hearing date, the Tenants was still in possession of the rental unit.
2. The lawful rent is \$1,320.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$43.40. This amount is calculated as follows: \$1,320.00 x 12, divided by 365 days.
4. The rent arrears owing to May 31, 2026, are \$8,719.00.

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 Tenants 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. There is no last month's rent deposit.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants voids this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**

- \$8,945.00 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$10,265.00 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants has paid the full amount owing as ordered plus any additional rent that became due after June 30, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
 4. **Should the Tenants fail to pay the amount required to void this order, the Tenants must move out of the rental unit on or before June 30, 2026.**
 5. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 6. 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 July 1, 2026.
 7. Should the Tenants fail to void the order, the Tenants shall pay to the Landlord \$7,885.40. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application and unpaid NSF charges. See Schedule 1 for the calculation of the amount owing.
 8. The Tenants shall also pay the Landlord compensation of \$43.40 per day for the use of the unit starting May 7, 2026, until the date the Tenants moves out of the unit.

9. If the Tenants fail to pay the Landlord the full amount owing on or before June 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.

May 8, 2026
Date Issued

Rachael Kukoyi
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 January 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before May 31, 2026

Rent Owing to May 31, 2026	\$8,719.00
Application Filing Fee	\$186.00
NSF Charges	\$40.00
Total the Tenants must pay to continue the tenancy	\$8,945.00

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2026

Rent Owing to June 30, 2026	\$10,039.00
Application Filing Fee	\$186.00
NSF Charges	\$40.00
Total the Tenants must pay to continue the tenancy	\$10,265.00

C. Amount the Tenants must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$7,659.40
Application Filing Fee	\$186.00
NSF Charges	\$40.00
Total amount owing to the Landlord	\$7,885.40
Plus daily compensation owing for each day of occupation starting May 7, 2026	\$43.40 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	