



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

File Number: LTB-L-015373-26

In the matter of: 203, 238 CARRUTHERS AVE
OTTAWA ON K1Y1N9

Between: Dale & Sonja Hill, 1001387166 Ontario Inc. Landlord
C/O Sleepwell Property Management

And

Eva Lusk Tenant
Jules Ford

Dale & Sonja Hill, 1001387166 Ontario Inc. C/O Sleepwell Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Eva Lusk and Jules Ford (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 28, 2026.

The Landlord's Agent Megan Souannhaphanh, Landlord's Legal Representative Anne Skelly, and the Tenant Jules Ford attended the hearing.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on March 11, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$2,477.50. It was due on the 1st day of each month.
5. The Tenant has paid \$245.00 to the Landlord since the application was filed.

6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$2,500.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
8. At the hearing, the parties agreed that the total amount the Tenant owes the Landlord for rent arrears to March 11, 2026, minus the rent deposit and interest, is \$3,205.87.
9. The Tenant requested, and the Landlord agreed, that the Tenant shall pay the Landlord the total amount owing under the terms of a payment plan, as set out below in this order.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 11, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$3,205.87. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - April 29, 2026 - \$400.00,
 - May 20, 2026 - \$200.00,
 - \$200.00 monthly due on the 20th day of each month, starting June 20, 2026, until the arrears are paid in full.
4. If the Tenant fails to make any of the payments required in paragraph 3 of this order in full and on time, then the full amount owing shall come due immediately and the Tenant will start to owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding.

May 12, 2026
Date Issued

Kyle Anderson
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.