



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-018491-26

In the matter of: 2, 225 DALY AVE
OTTAWA ON K1N6G1

Between: Proper Property Management Landlord

And

Mercedes Cole Tenant

Proper Property Management (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Mercedes Cole (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on May 7, 2026. Sid Green, full-time employee of the Landlord, represented the Landlord. The Tenant attended and was self-represented.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$6,100.00 for arrears of rent up to May 31, 2026. The Landlord shall not require or pursue the Tenant to pay the \$186.00 application filing fee as the amount has been waived.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
June 20, 2026	\$700.00
July 20, 2026	\$700.00
August 20, 2026	\$700.00

September 20, 2026	\$700.00
October 20, 2026	\$700.00
November 20, 2026	\$700.00
December 20, 2026	\$700.00
January 20, 2027	\$700.00
February 20, 2027	\$500.00

3. The Tenant shall also pay to the Landlord the lawful monthly rent on or before the 1st day of each month starting June 2026 through to and including February 2027, 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 May 31, 2026.

May 11, 2026
Date Issued

 Joanne Lolato
 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.

