



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-048899-25

In the matter of: 7, 17 MACDONALD ST
OTTAWA ON K2P1G8

Between: 53 Maclaren/17 MacDonald Ltd c/o Concorde Properties Landlord

And

Nathalie Cousineau-Short Tenant

53 Maclaren/17 MacDonald Ltd c/o Concorde Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Nathalie Cousineau-Short (the 'Tenant') because the Landlord requires vacant possession of the rental unit in order to do major repairs or renovations to the unit.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on May 12, 2026. The Landlord's Representative, Allan Kouri, and the Tenant, Represented by Samuel Mason, attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

On consent of the parties, it is ordered that:

1. The tenancy shall terminate on or before June 30, 2026. The Tenant shall move out of the rental unit on or before June 30, 2026.
2. 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.
3. 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.
4. The Landlord shall waive the collection of the lawful monthly rent, in the amount of \$1,035.25, for the period of May 2026.
5. The Landlord holds a last month's rent deposit, and the Landlord shall apply this to the rent due and owing for the month of June 2026.
6. This consent order resolves all matters between the parties to the date of the hearing.

May 15, 2026
Date Issued

Jane Dean
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant 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.