



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-017641-26-SA

In the matter of: 809, 2651 REGINA ST
OTTAWA ON K2B8B5

Between: OTTAWA COMMUNITY HOUSING Landlord

And

MADELEINE NTUMBA Tenant

OTTAWA COMMUNITY HOUSING (the 'Landlord') applied for an order to terminate the tenancy and evict MADELEINE NTUMBA (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on August 22, 2025 with respect to application LTB-L-038050-25.

The Landlord application was resolved by order LTB-L-017641-26, issued on March 18, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-017641-26.

This motion was heard by videoconference on May 7, 2026.

The Landlord's Agent Laila Ali and the Tenant attended the hearing.

The Tenant spoke with Duty Counsel before the hearing.

Determinations:

1. The Tenant failed to meet a condition specified in the order issued by the LTB on August 22, 2025 with respect to application LTB-L-038050-25.
2. The Landlord consented to the set aside motion and the parties requested an order on consent. I granted the request

It is ordered that:

1. The motion to set aside Order LTB-L-017641-26, issued on March 18, 2026, is granted.
2. The previous order issued on August 22, 2025, with respect to LTB-L-038050-25 is amended as follows:

- a. The parties agree that the Tenant owes \$2,182.00 in arrears, including the application fee as of the hearing date.
 - b. The Tenant agrees to pay the arrears owing in full on or before June 30, 2026.
3. If the Tenant fails to make the payment 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 2 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 7, 2026.

May 25, 2026
Date Issued

Robert Patchett
Vice Chair, 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.