



Order under Section Residential Tenancies Act, 2006

File Number: LTB-L-021094-26

In the matter of: 504, 1322 MCWATTERS RD
OTTAWA ON K2C3E6

Between: District Realty In Trust Landlord

And

Murray Wambolt Tenant

District Realty In Trust (the 'Landlord') applied for an order to terminate the tenancy and evict Murray Wambolt (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1); and
- the Tenant has been persistently late in paying the Tenant's rent (L2).

Prior to the videoconference hearing on May 20, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Al Martin, and the Tenant participated in the mediation. The Tenant was also assisted by Tenant Duty Counsel, Melissa Bramson.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The Tenant paid the Landlord all the rent that was in arrears up to May 31, 2026.
- B. The only amount owing is the Landlord's cost of filing the application. As a result, the L1 portion of this order will be limited to costs only.
- C. The current lawful rent is \$1232.02 and it is due on the first of the month.

It is ordered on consent that:

For the L2

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.

2. For a period of **twelve (12) months** from **June 1, 2026 until and including May 1, 2027**, the Tenant shall pay rent in full and on time by the first (1st) day of the month.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

For the L1 and L2

4. The Tenant shall also pay to the Landlord \$186.00, for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before June 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

May 26, 2026

Date Issued

Monica Dairo

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.