



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-009000-26

In the matter of: 384 POULIN AVE
OTTAWA ON K2B8K7

Between: Ottawa Community Housing Corporation Landlord

And

Faiza Gafoor Lateef Tenant

Ottawa Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Faiza Gafoor Lateef (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

Ottawa Community Housing Corporation (the 'Landlord') also applied for an order requiring Faiza Gafoor Lateef (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

Mediation was held on May 21, 2026. The following parties participated in the mediation: The Landlord's representative Laura Clark, the Landlord's agent, Irene Danchie, and the Tenant Faiza Gafoor Lateef.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The Landlord waives any costs incurred regarding existing repairs or reinstatement of the any other items, including basement and window.
2. The remaining modifications (floor, kitchen cabinets and counters) can remain, however, the Tenant acknowledges that she is responsible for the repair of modifications, installations or fixtures and shall have insurance to cover any damage occasioned by the Tenant, occupants or guests or actions of any actor other than the Landlord or Landlord's employee or agent.

3. Should the modifications be damaged by the Landlord, it's employees or agents, it is understood and agreed that the repairs or replacements will be in accordance with the OCHC standards, and will not be replaced in kind.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. On or before July 1, 2026, the Tenant shall provide proof of tenant insurance including liability insurance.
3. For a period of 24 consecutive months commencing May 21, 2026 to May 20, 2028 inclusive, the Tenant shall not wilfully or negligently damage the unit, nor make any modifications to the unit without the written permission of the Landlord
4. The Tenant shall pay to the Landlord the sum of \$1672.40, for the repairs and reinstatement work done by Imperial Electric. The payment will be made in accordance with the following schedule:
 - \$75.00 per month on or before the 1st day of each month from July 1, 2026 to April 1, 2028; and
 - \$22.40 on or before May 1, 2028.
5. If the Tenant fails to comply with the conditions set out in paragraph **2, 3, or 4** 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.

May 29, 2026
Date Issued

Ryan Gacnik
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.