



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-018436-26

In the matter of: 523, 2045 CARLING AVE
OTTAWA ON K2A 1G5

Between: Paramount Property Management Inc. Landlord

And

Gloria Valaire Tenant

Paramount Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Gloria Valaire (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 14, 2026.

The Landlord's Representative, Allan Kouri, the Landlords' Agent, Virginia Adams and the Tenant's Representative, Stephanie Ghazarian of the Office of the Public Guardian and Trustee attended the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agreed to a final termination of tenancy for May 31, 2026.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,133.71. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$37.27. This amount is calculated as follows: \$1,133.71 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to May 31, 2026, are \$3,659.31.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$1,049.00 from the Tenant and this deposit is still being held by the Landlord. The parties agreed the rent deposit will be applied to the arrears.
9. Interest on the rent deposit, in the amount of \$110.46 is owing to the Tenant for the period from July 1, 2021 to May 14, 2026. The parties agreed this amount will be applied to the arrears.
10. The Landlord is entitled to \$40.00 to reimburse the Landlord for administration charges the Landlord incurred as a result of 2 cheques given by or on behalf of the Tenant which was returned NSF.
11. The parties agreed the Landlord will store the Tenant's remaining belongings for an indefinite length of time.
12. The parties agreed, the date the Landlord could pursue interest on the arrears is on July 31, 2026. The parties further agreed there is an opportunity to negotiate the waiving of the interest on the arrears.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on May 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 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 June 1, 2026.
4. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Tenant shall pay the Landlord compensation of \$37.27 per day for the use of the unit starting June 1, 2026, until the date the Tenant moves out of the unit.
5. The Landlord will store the Tenant's remaining belonging for an indefinite length of time.
6. The Tenant shall pay the Landlord \$2,725.85 for rent arrears up to May 31, 2026, and this includes the filing fee, the NSF fees, less the last month's rent deposit, and less the interest on the deposit.
7. The Tenant shall pay the amount owing in paragraph (6) in accordance with the following schedule: On or before May 31, 2026.
8. If the Tenant does not pay the full amount owing on or before May 31, 2026, the outstanding balance shall remain due and owing. However, no interest shall accrue on the outstanding balance until July 31, 2026. Beginning July 31, 2026, the Tenant shall pay simple interest at a rate of 4.00% annually on any unpaid balance, calculated from July 31, 2026, onward.

May 27, 2026
Date Issued

Tanya Speedie
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on December 1, 2026, 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.