



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

File Number: LTB-L-024809-26-SA

In the matter of: 4, 109 RITCHIE ST
OTTAWA ON K2B6E8

Between: Ottawa Community Housing Corp. Landlord

And

Aimee Benoit Tenant
Zionna Osas
Tryhana Osas

Ottawa Community Housing Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Aimee Benoit, Zionna Osas and Tryhana Osas (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 November 10, 2025 with respect to application LTB-L-071061-25.

The Landlord's application was resolved by order LTB-L-024809-26, issued on April 2, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-024809-26.

This motion was heard by videoconference on May 27, 2026.

The Landlord's representative Shirley Furlotte, the Tenant's representative Wade Clemente Morris and the Tenant Aimee Benoit, on behalf of all Tenants, attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions.

On Consent it is ordered that:

1. The motion to set aside Order LTB-L-024809-26, issued on April 2, 2026, is granted.
2. Order LTB-L-024809-26, issued on April 2, 2026, is set aside and cannot be enforced.
3. The previous order issued on November 10, 2025 with respect to LTB-L-071061-25 is cancelled and replaced with the following terms:
4. The Tenant shall pay to the Landlord \$10,742.00 for arrears of rent and the application filing fee.

5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 - \$448.00 on the 20th of each month beginning June 20, 2026 to and including March 20, 2027.
 - \$448.00 on or before April 20, 2027.
6. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period from June 1, 2026 to and including April 1, 2027, or until the arrears are paid in full, whichever date is earliest.
7. If the Tenant fails to make any one of the payments 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 4 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 31, 2026.

May 29, 2026
Date Issued

Julie Broderick
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.