



May 27, 2026

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

File Number: LTB-L-025081-26

In the matter of: 1209, 420 GLOUCESTER ST
OTTAWA ON K1R7T7

Between: Bronson Place Landlord

And

Isiris Rojas Tenant

Bronson Place (the 'Landlord') applied for an order to terminate the tenancy and evict Isiris Rojas (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 20, 2026.

The Landlords Legal Representative Grace George and the Tenant attended the hearing.

The parties requested that Dispute Resolution officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,866.43. It is due on the day day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$61.36. This amount is calculated as follows: \$1,866.43 x 12, divided by 365 days.
5. The Tenant has paid \$715.40 to the Landlord since the application was filed.
6. The rent arrears owing to May 31, 2026, are \$16,415.28.

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 \$1,499.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated.
2. The Tenant shall pay to the Landlord \$12,466.22. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall also pay the Landlord compensation of \$61.36 per day for the use of the unit starting May 21, 2026, until the date the Tenant moves out of the unit.
4. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.

5. The Tenant shall pay to the Landlord as follows:

\$1,000.00 on or before May 21, 2026 , representing arrears of rent.

\$1,866.43 on or before June 1, 2026 representing the full rent for June 2026

6. If the Tenant fails to make any one of the payments in accordance with paragraph 4 of this order, 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. *This may result in the Board issuing an order that terminates the tenancy before June 30, 2026.*
7. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 July 1, 2026.

May 27, 2026
Date Issued

Jennifer Buckminster
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 January 1, 2027, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Hearing Date	\$14,625.02
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$715.40
Less the amount of the last month's rent deposit	- \$1,499.00
Total amount owing to the Landlord	\$12,466.22
Plus daily compensation owing for each day of occupation starting May 21, 2026	\$61.36 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	