



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

File Number: LTB-L-024550-26

In the matter of: 1401, 111 WURTEMBURG ST
OTTAWA ON K1N8M1

Between: LS GP Inc c/o Urbandale Corporation Landlord

And

Ashley Igorwheo Tenants
Kenneth Umah

LS GP Inc c/o Urbandale Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Igorwheo and Kenneth Umah (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord's representative, Anne Skelly, and the Tenants attended the hearing.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,786.06. It is due on the 1st day of each month.
4. The Tenants have paid \$2,000.00 to the Landlord since the application was filed.
5. The parties agreed the rent arrears owing to May 31, 2026 are \$19,629.60.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Tenants requested the Board grant them relief from eviction and proposed a payment plan. The Landlord opposed the payment plan. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the

Residential Tenancies Act, 2006 (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

8. The Tenants testified they were unemployed in 2025, which is why they were unable to pay their rent in full. However, the Tenants are now both employed and earn a combined income of \$6,000.00 per month. The Tenants proposed they pay their lawful rent on time and in full starting July 1, 2026 and \$1,400.00 toward rent arrears on the 20th of each month until rent arrears are paid in full. I am satisfied that the Tenants are able to pay their lawful rent on time and in full starting July 1, 2026, as well as \$1,400.00 toward rent arrears on the 20th of every month. I make this finding because the Tenants adduced evidence at the hearing, in the form of paystubs, to substantiate their monthly salaries.

It is ordered that:

1. The Tenants shall pay to the Landlord \$19,815.60 for arrears of rent up to May 31, 2026, inclusive of the filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$215.60 by June 20, 2026;
 - b) \$1,400.00 by July 20, 2026;
 - c) \$1,400.00 by August 20, 2026;
 - d) \$1,400.00 by September 20, 2026;
 - e) \$1,400.00 by October 20, 2026;
 - f) \$1,400.00 by November 20, 2026;
 - g) \$1,400.00 by December 20, 2026;
 - h) \$1,400.00 by January 20, 2027;
 - i) \$1,400.00 by February 20, 2027;
 - j) \$1,400.00 March 20, 2027;
 - k) \$1,400.00 by April 20, 2027;
 - l) \$1,400.00 by May 20, 2027;
 - m) \$1,400.00 by June 20, 2027;
 - n) \$1,400.00 by July 20, 2027; and
 - o) \$1,400.00 by August 20, 2027.
3. The Tenants shall pay June 2026 rent in full by June 15, 2026.
4. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period July 1, 2026 to August 31, 2027, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants,

apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

June 5, 2026
Date Issued

Vishal Nanda
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.