



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

File Number: LTB-L-024094-26

In the matter of: B, 24 Shehyn Lane
Ottawa, ON K2G 4Y5

Between: Anne-Marie de Souza Landlord

And

Steven Fricker Tenants
Kirsten Rubino

Anne-Marie de Souza (the 'Landlord') applied for an order to terminate the tenancy and evict Steven Fricker and Kirsten Rubino (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 26, 2026.

The Landlord and the Tenants attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The parties agree to a non-voidable termination of tenancy as of July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 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 August 1, 2026.
4. The Tenants shall also pay the Landlord compensation of \$64.11 per day for the use of the unit starting August 1, 2026, until the date the Tenants move out of the unit.
5. The Tenants shall pay the Landlord \$3,600.00 which includes:
 - a) \$1,650.00 for arrears owing up to May 31, 2026, and
 - b) \$1,950.00 for new rent owing for the June 2026 rental period.
6. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

- a) \$900.00 on or before June 4, 2026.
 - b) \$900.00 on or before June 18, 2026.
 - c) \$900.00 on or before July 2, 2026.
 - d) \$900.00 on or before July 16, 2026.
7. 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 this order is issued.
8. The Landlord collected a rent deposit of \$1,950.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit shall be applied to the last rental period (July 2026) of the tenancy as the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$30.07 is owing to the Tenant for the period from September 1, 2025, to May 26, 2026. The Landlord must pay the Tenant \$30.07 on or before June 13, 2026
10. If the Landlord does not pay the Tenants the full amount owing on or before June 13, 2026, the Landlord will start to owe interest. This will be simple interest calculated from June 14, 2026, at 4.00% annually on the balance outstanding.

June 2, 2026
Date Issued

Sheena Brar
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.

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