



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-022318-26

In the matter of: 40 ESSON ST
OTTAWA ON K1G 5G2

Between: Ottawa Community Housing Landlord

And

Loredana Vigliotti Tenant

Ottawa Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Loredana Vigliotti (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 28, 2026.

Only the Landlord's agent Karine Viljean attended the hearing.

As of 9:33am, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Tenant was served the Notice of Hearing (NOH) via email to lorivigliotti2014@outlook.com on March 19, 2026 at 9:37pm, the NOH was also sent via regular mail on April 24, 2025. There is no record of the email or regular mail being returned to the LTB. The NOH advises parties to sign into the videoconference hearing 30 minutes before the hearing time to confirm attendance as the hearing will start at 9:00am.
2. At 9:33am the Tenant was not present within the hearing room; further, the Tenant was not in the main session or any breakout rooms. Therefore, the matter was called onto the record and proceeded as uncontested at 9:33am. The Landlord's agent then left the hearing.
3. At 9:49am, the Tenant signed into the main session of the hearing, the Moderator noted that the Tenant was sent several prompts without response. The Tenant attended the hearing room at 10:27am and was informed that the matter had already been heard.

4. 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.
5. As of the hearing date, the Tenant was still in possession of the rental unit.
6. The lawful rent is \$611.00. It is due on the 1st day of each month.
7. Based on the Monthly rent, the daily rent/compensation is \$20.09. This amount is calculated as follows: \$611.00 x 12, divided by 365 days.
8. The Tenant has paid \$170.00 to the Landlord since the application was filed.
9. The rent arrears owing to May 31, 2026 are \$3,156.00.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
11. There is no last month's rent deposit.
12. The Landlord's agent stated the Landlord called the Tenant on January 21, 2026 and both called and emailed the Tenant on February 9, 2026 to attempt to negotiate a payment plan, without success.
13. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlord attempted to negotiate a repayment agreement with the Tenant and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$3,953.00 if the payment is made on or before June 15, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after June 15, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before June 15, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$3,293.52. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.

6. The Tenant shall also pay the Landlord compensation of \$20.09 per day for the use of the unit starting May 29, 2026 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before June 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 16, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before June 15, 2026, then starting June 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 16, 2026.

June 4, 2026
Date Issued

Angela Smith
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 December 16, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 15, 2026

Rent Owing To June 30, 2026	\$3,937.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$170.00
Total the Tenant must pay to continue the tenancy	\$3,953.00

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$3,277.52
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$170.00
Total amount owing to the Landlord	\$3,293.52
Plus daily compensation owing for each day of occupation starting May 29, 2026	\$20.09 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	