



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-020195-26

In the matter of: 1810, 265 RIDEAU ST
OTTAWA ON K1N0G7

Between: Claridge Homes (245 Rideau Phase 2) LP Landlord

And

Viktoriia Masiian Tenants
Oualid Azzaoui

Claridge Homes (245 Rideau Phase 2) LP (the 'Landlord') applied for an order to terminate the tenancy and evict Viktoriia Masiian and Oualid Azzaoui (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on May 21, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Kevin Kordahi.

The Landlord's Representative, David Lyman, the Landlord's Agent, Courtney Clouthier, and the Tenant, Oualid Azzaoui, on behalf of all Tenants, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord **\$6,526.00**. This amount represents \$6,280.00 for arrears of rent up to May 31, 2026, \$186.00 for the application filing fee, and \$60.00 for NSF fees.
2. Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
June 1, 2026	\$400.00
July 1, 2026	\$500.00

August 1, 2026	\$600.00
September 1, 2026	\$700.00
October 1, 2026	\$800.00
October 20, 2026	\$3,526.00

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing on the first of each month from June 1, 2026, to October 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. 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 3, 2026
Date Issued

Kevin Kordahi
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.