



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-108740-25-RV

In the matter of: 409, 200 FRIEL ST
OTTAWA ON K1N8Z2

Between: Ottawa Community Housing Landlord

And

Natalie Corriveau Tenant

Review Order

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

This application was resolved by order LTB-L-108740-25 issued on March 20, 2026; the Tenant did not attend.

On April 7, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On interim order LTB-L-108740-25-RV-IN was issued, staying the order issued on March 20, 2025.

This application was heard by videoconference on May 21, 2026.

The Landlord's Legal Representative Mohuo Elmi and the Tenant attended the hearing.

Determinations:

1. The Tenant review request was based on not being reasonably able to participate. The Landlord's Legal Representative consented to the review.
2. The Landlord is seeking a standard order. The Landlord's Legal Representative submitted that the Landlord has reached out a number of times and made Tenant aware of the rent; it was increased to \$1,033.00 from \$188.00 due to the Tenant losing her subsidy. An Internal Review was held and the city ruled that as the Tenant has lost her subsidy permanently, she must reapply.
3. The Tenant disputes the amount of arrears; she submitted that it should be the subsidized amount of \$188.00. The testified she has filed for a Judicial Review and a stay of the eviction order; the Tenant acknowledged that she has not received any paperwork from

the court as of the hearing date. The Tenant testified she has been in her unit 25 years, and has health issues. The maximum she can pay is the subsidized amount because she is on ODSP. OverThe Tenant then submitted that that she is asking for time so she can file at the court.

4. The Landlord's Legal Representative further submitted that the Tenant did send the Landlord documents pertaining to her health. The Landlord's Legal Representative believes the stay the Tenant is referring to is the one issued in the interim order, not one from the court. The city has said they will not reinstate the Tenant's subsidy, therefore, it is up to the Tenant to pay the arrears owed. It is also up to the Tenant to initiate the Judicial Review process. As the Tenant has testified that she cannot afford to pay the lawful monthly rent, the Landlord is only willing to extend the termination date in the standard to June 30, 2026; to go beyond that is far too prejudicial to the Landlord.
5. I have considered all the disclosed circumstances in accordance with subsection 78(11)(b) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the condition(s) set out in this order. Although this is a long-term tenancy, the Tenant indicated that she cannot afford to pay any more than \$188.00 per month, \$845.00 less than the lawful monthly rent. Therefore, I find the Landlord's Legal Representative offer to extend the termination/pat-by date to June 30, 2026, to be reasonable under the circumstances..

It is ordered that:

1. The request to review order LTB-L-108740-25 issued on March 20, 2026, is granted. The order is cancelled and replaced with the following.
 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:**
 - \$10,458.59 if the payment is made on or before June 30, 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 30, 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 30, 2026.**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$9,105.75. 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 \$33.96 per day for the use of the unit starting May 22, 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 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.
8. 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.
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 July 1, 2026.
10. The interim order issued on March 25, 2026, is cancelled.

June 5, 2026
Date Issued

Diane Wade
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 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 to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2026

Rent Owing To June 30, 2026	\$11,044.59
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$772.00
Total the Tenant must pay to continue the tenancy	\$10,458.59

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

Rent Owing To Hearing Date	\$9,691.75
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$772.00
Total amount owing to the Landlord	\$9,105.75
Plus daily compensation owing for each day of occupation starting May 22, 2026	\$33.96 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	