



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-027334-26-SA

In the matter of: 72, 1485 HEATHERINGTON RD
OTTAWA ON K1V8Z4

Between: Ottawa Community Housing Landlord

And

Doudou Kipavare Tenant

Ottawa Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Doudou Kipavare (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on August 26, 2025 with respect to application LTB-L-048973-25-SA.

The Landlord application was resolved by order LTB-L-027334-26, issued on April 10, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-027334-26.

This motion was heard by videoconference on May 25, 2026.

The Landlord's Agent Karine Viljean and the Tenant attended the hearing.

Determinations:

1. The Tenant failed to meet a condition specified in the order issued by the LTB on August 26, 2025 with respect to application LTB-L-048973-25-SA. They agreed that they did not make the payments they had consented to.
2. The Tenant requested that the Board direct a new payment plan. They indicated that they have been unwell, as well as their child and that they have had medical expenses to cover.
3. The Landlord submitted that the Tenant has not paid the full rent when it came due, often making 2 partial payments. They also indicated that the Tenant is not in receipt of any subsidy for this rental unit.
4. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-027334-26. The Tenant has been unable to pay rent on time and make payments towards the arrears of rent. The arrears are still very high.

5. The stay of order LTB-L-027334-26 is lifted on June 30, 2026. The Landlord agreed to postpone eviction.

It is ordered that:

1. The motion to set aside Order LTB-L-027334-26, issued on April 10, 2026, is denied.
2. The stay of order LTB-L-027334-26 is lifted as of June 30, 2026.

June 5, 2026
Date Issued

Robert Patchett
Vice Chair, 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.