



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

File Number: LTB-L-021989-26

In the matter of: 14, 392 IRWIN MILLER ST
Ottawa ON K1L6V8

Between: Millcraft Inc o/a Village Millcraft Apartments Landlord

And

Stephane Germain Groulx Tenant

Millcraft Inc o/a Village Millcraft Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Stephane Germain Groulx (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The application was heard by videoconference on June 1, 2026. The Landlord's legal representative, Anne Skelly and the Tenant attended the hearing. The Tenant did not meet with Duty Counsel prior to the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$776.18. It is due on the 1st day of each month.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord the lawful monthly rent on or before the 1st day of each month for the period commencing July 1, 2026 and continuing each month until June 1, 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB

without notice to the Tenant.

June 5, 2026
Date Issued

Floredana Ungureanu
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.