



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

File Number: LTB-L-035793-26

In the matter of: 201, 92 HINTON AVE N
OTTAWA ON K1Y4L1

Between: BDO Canada Ltd- Receiver of ECRE Smart Living Hinton Inc.C/O Sleepwell Prop Mgmt Landlord

And

Catherine Ruault Tenant

BDO Canada Ltd- Receiver of ECRE Smart Living Hinton Inc.C/O Sleepwell Prop Mgmt (the 'Landlord') applied for an order to terminate the tenancy and evict Catherine Ruault (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled via online Dispute Resolution portal to be heard on June 4, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord's Representative, Anne Skelly, and the Tenant, Catherine Ruault, were present.

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 agreed that:

1. The parties reached consent prior to the mediation and uploaded their agreement to the TOP portal.
2. The Tenant moved out on May 31, 2026.
3. The Tenancy between the Landlord and Tenant is terminated as of May 31, 2026.
4. The Landlord served the Tenant with a 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. The lawful rent is \$1,800.00. It is due on the 1st day of each month.

6. The Landlord collected a rent deposit of \$1,800.00 from the Tenant, and this deposit is still being held by the Landlord. The rent deposit will be deducted from the total arrears since the tenancy was terminated as of May 31, 2026.
7. Interest on the rent deposit, in the amount of \$37.80, is owing to the Tenant for the period from May 1, 2025, to June 29, 2026.
8. The parties agreed on consent that the total rent arrears and costs less the last month's rent deposit, and interest on the last month's rent deposit is \$7,348.20.
9. The parties agreed on consent that this order does not address the sheriff clause since the Tenant has already moved out.

It is ordered that:

1. The tenancy between the Landlord and the Tenant was terminated as of May 31, 2026.
2. The Tenant moved out on May 31, 2026.
3. The Tenant shall pay to the Landlord \$7,348.20. This amount includes rent arrears owing up to May 31, 2026, and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
4. If the Tenant does not pay the Landlord the full amount owing on or before June 27, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 21, 2026, at 4.00% annually on the balance outstanding.

June 16, 2026
Date Issued

Maryam Cooper
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.

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 20, 2026

Rent Owing to June 30, 2026	\$9,000.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$9,186.00