



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-028365-26

In the matter of: 435, 324 Cambridge Street North
Ottawa ON K1R7B5

Between: Maebrook Cambridge Inc. Landlord

And

Tammi Jo Wigmore Tenant

Maebrook Cambridge Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Tammi Jo Wigmore (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on June 10, 2026.

The Landlord's Legal Representative, Victoria Orlandi, attended on behalf of the Landlord.

The Tenant was self-represented and spoke with Tenant Duty Counsel prior to mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The Tenant vacated the rental unit on March 31, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
2. The lawful rent is \$1,988.36. It was due on the 1st day of each month.
3. The Tenant has not made any payments since the application was filed.
4. The rent arrears owing to are \$3,976.72.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord collected a rent deposit of \$1,895.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.

7. Interest on the rent deposit, in the amount of \$128.21 is owing to the Tenant for the period from September 8, 2023 to March 31, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 31, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$2,139.51. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant.
3. 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.

June 17, 2026
Date Issued

Angela McLaughlin
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.