



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

**File Number:** LTB-L-037735-26-SA

**In the matter of:** 314, 1065 RAMSEY CRES  
OTTAWA ON K2B8A1

**Between:** Ottawa Community Housing Corp. Landlord

**And**

Nabila Ziade Tenant

Ottawa Community Housing Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Nabila Ziade (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 January 28, 2026 with respect to application LTB-L-100205-25.

The Landlord's application was resolved by order LTB-L-037735-26, issued on May 4, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-037735-26.

This motion was heard by videoconference on June 16, 2026.

The Landlord's agent, Debbie Dawson, and the Tenant attended the hearing.

The parties before the Board consented to the following order:

**On consent, it is ordered that:**

1. The motion to set aside Order LTB-L-037735-26, issued on May 4, 2026, is granted.
2. Order LTB-L-037735-26, issued on May 4, 2026, is set aside and cannot be enforced.
3. The arrears and costs owing to June 30, 2026 total \$5,000.00 which shall be paid by the Tenant to the Landlord as follows:
  - a) \$210.0 on or before the 20<sup>th</sup> of each month commencing July 20 2026 to May 20, 2028; and
  - b) \$170.00 on or before June 20, 2028.

4. The Tenant shall also pay to the Landlord the lawful monthly rent as it comes due in full and no later than the first day of every month commencing July 2026 to June 2028 or until the arrears are paid in full.
5. If the Tenant fails to make any one of the payments in accordance with this order, the Landlord may, without notice to the Tenant and within 30 days of the breach, apply to the Board pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

**June 24, 2026**  
**Date Issued**

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Sonia Anwar-Ali  
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.