



**Order under Section 78(6)  
Residential Tenancies Act, 2006**

**Citation:** Craig Porter c/o Ryis Properties Inc. v Shaquilla Wilson, 2023 ONLTB 43898

**Date:** 2023-06-19

**File Number:** LTB-L-028061-23-SA

**In the matter of:** 3, 61 BROCK ST E  
OSHAWA ON L1G1R8

**Between:** Craig Porter c/o Ryis Properties Inc. Landlord

**And**

Shaquilla Wilson Tenant

Craig Porter c/o Ryis Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Shaquilla Wilson (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 October 13, 2021 with respect to application LTB-L-016979-22.

The Landlord's application was resolved by order LTB-L-028061-23, issued on October 13, 2021. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-028061-23.

The motion was heard by videoconference on June 7, 2023. The Landlord's representative Joey Kay, and the Tenant, attended the hearing.

At the hearing the parties consented to the following order.

The parties agree the Tenant owes the Landlord \$5,225.73 in arrears and costs to the end of June 2023.

**It is ordered that:**

1. The motion to set aside Order LTB-L-028061-23, issued on October 13, 2021, is granted.
2. Order LTB-L-028061-23, issued on October 13, 2021, is set aside and cannot be enforced.
3. Order LTB-L-016979-22 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$5,225.73 as follows:

- The Tenant shall pay to the Landlord the lawful rent plus \$250.00 on or before the 1<sup>st</sup> day of consecutive month commencing July 2023 and continuing through February 2025.
  - The Tenant shall pay to the Landlord \$225.73 oof March 1, 2025.
5. In the event the Tenant fails to make the above said payment in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenant, for an Order terminating the tenancy and evicting the Tenant and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

**June 19, 2023**



**Date Issued**

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Greg Joy  
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.