



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

**Citation:** Wasaga Oshawa Realty Ltd. v Grant, 2023 ONLTB 77329

**Date:** 2023-11-24

**File Number:** LTB-L-014889-23

**In the matter of:** 3, 30 COLBORNE ST E  
OSHAWA ON L1G1L9

**Between:** Wasaga Oshawa Realty Ltd.

**And**

Isaiah Grant and Hayley Almeida

I hereby certify this is a  
true copy of an Order dated  
**NOV 24, 2023**  
  
Landlord and Tenant Board

Landlord

Tenant

Wasaga Oshawa Realty Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Isaiah Grant and Hayley Almeida (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 21, 2023.

The Landlord's representative Julia Augurusa and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$8,651.00, which represents the arrears of rent (\$8,465.00), and costs (\$186.00) outstanding for the period ending June 30, 2023 upon the following terms:
  - Effective August 10, 2023 and on or before the 11th day of each consecutive month thereafter until, up to and including February 10, 2027 the minimum sum of \$200.00.
  - On or before March 10, 2027, the minimum sum of \$51.00 representing the balance of arrears and costs.
2. Effective July 1, 2023 and continuing on or before the first day in each consecutive month that follows, the Tenants shall pay the Landlord the full amount of the lawful monthly rent until the debt is paid in full.
3. If the Tenants fail to make any of the payments in accordance with paragraph 1 or 2 of this order, then:

- (a) The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
- (b) The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

**November 24, 2023**  
**Date Issued**

  
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André-Paul Baillargeon-Smith  
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.