



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

**File Number:** SOL-26232-21

**In the matter of:** 1, 623 BARTON STREET E  
HAMILTON ON L8L3A1

**Between:** Wealth & Property Solutions Inc. Landlord

**and**

Ariana Glazier Tenants  
Derrick Woodcox

Wealth & Property Solutions Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Derrick Woodcox and Ariana Glazier (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 22, 2022. The Landlord's Agent, Valeri Khromov, and the Tenant, Adriana Glazier, attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

**At the hearing, the parties agreed:**

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from November 1, 2021 to February 28, 2022. Because of the arrears, the Landlord served a Notice of Termination effective November 21, 2021.
2. The Tenants are in possession of the rental unit.
3. The lawful monthly rent is \$1,138.50 as of January 1, 2022.
4. The Tenants have made no payments since the application was filed.
5. The Landlord collected a rent deposit of \$1,125.00 from the Tenants and this deposit is still being held by the Landlord.
6. The parties agree that the amount outstanding to February 28, 2022, inclusive of rent arrears (\$4,527.00) and costs (\$186.00), is \$4,713.00.

**On consent of the parties, it is ordered that:**

- 1. The Tenants shall pay to the Landlord \$4,713.00, which represents the arrears of rent (\$4,527.00) and costs (\$186.00) outstanding for the period ending February 28, 2022.
- 2. The Landlord’s application for eviction of the Tenants is denied on the condition that:
  - (a) The Tenants shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order:

Date Payment Due	Amount of Payment
March 4, 2022	\$330.00 (costs and arrears)
March 18, 2022	\$330.00 (arrears)
April 15, 2022	\$330.00 (arrears)
May 13, 2022	\$330.00 (arrears)
May 27, 2022	\$330.00 (arrears)
June 10, 2022	\$330.00 (arrears)
June 24, 2022	\$330.00 (arrears)
July 8, 2022	\$330.00 (arrears)
July 22, 2022	\$330.00 (arrears)
August 5, 2022	\$330.00 (arrears)
August 19, 2022	\$330.00 (arrears)
September 2, 2022	\$330.00 (arrears)
September 16, 2022	\$330.00 (arrears)
October 14, 2022	\$330.00 (arrears)
October 28, 2022	\$93.00 (arrears)

**(b) The Tenants shall also pay the Landlord the rent for the months of March 2022 up to and including October 2022 in full, on or before the first day of each corresponding month.**

3. If the Tenants fail to make any of the payments in accordance with paragraph 2, and by the dates required, 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 Tenant, 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.

**March 24, 2022**  
**Date Issued**

  
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Terri van Huisstede  
Member, Landlord and Tenant Board

Southern-RO  
119 King Street West, 6th Floor  
Hamilton ON L8P4Y7

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.