



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

**File Number:** LTB-L-053084-23

**In the matter of:** 105, 37 ANTRIM CRES  
SCARBOROUGH ON M1P0E8

**Between:** H&R Property Management Ltd

**And**

Latoya Maitland  
Jermar Fisher

I hereby certify this is a  
true copy of an Order dated  
**JAN 23, 2024**  
Landlord and Tenant Board

Landlord

Tenants

H&R Property Management Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Latoya Maitland and Jermar Fisher (the 'Tenant') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also applied for an order determining that the Tenants have been persistently late in paying the monthly rent.

These applications were heard by videoconference on January 10, 2024.

Mark Ciobotaru, a licensee, appeared as the Landlord's legal representative Latoya Maitland appeared on behalf of both Tenants and was self-represented.

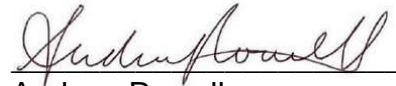
Through mediation, the parties before the LTB consented to the following order. I was satisfied that the parties understood and agreed to the terms below:

**It is ordered on consent that:**

1. The tenancy shall terminate effective February 29, 2024.
2. The last month's rent deposit shall be applied to rent for February 2024.
3. If the unit is not vacated on or before February 29, 2024, then starting March 1, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after March 1, 2024
5. The Tenant shall pay to the Landlord \$21,558.91 for arrears of rent up to January 31, 2024 and costs.

6. The Tenant shall pay to the Landlord the amount set out in paragraph 5 on or before February 29, 2024.
7. If the Tenant does not pay the full amount owing on or before February 29, 2024, they will start to owe interest on any unpaid amounts beginning March 1, 2024. This will be simple interest calculated at a rate of 7.00% annually

**January 23, 2024**  
**Date Issued**



**Andrew Rowell**  
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 1, 2024 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located