



**ORDER ISSUED ON CONSENT
UTILIZING SECTION 78
Order under Section 69
Residential Tenancies Act, 2006**

File Number: TEL-18337-21

In the matter of: UPPER, 2366 KINGSTON ROAD
SCARBOROUGH ON M1N1V2

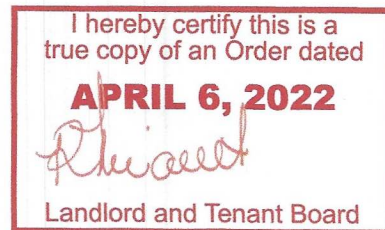
Between: Brad Maisonville

Landlord

and

Patricia L Rawlins

Tenant



Brad Maisonville (the 'Landlord') applied for an order to terminate the tenancy and evict, Patricia L Rawlins (the 'Tenant') because the Tenant did not pay the rent that the Tenants owe.

This application was mediated in videoconference on March 30, 2022. Kira Houchen, Landlord's Legal Representative, attended and represented the Landlord. The Landlord attended the mediation. The Tenant attended the mediation and was self-represented. The Tenant spoke with Duty Counsel prior to the mediation.

With the assistance of a Board Mediator, 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 order on consent. I did not determine the application on its merits since the Tenant agreed to terminate the tenancy. I was satisfied that the Tenant understood the consequence of agreeing to terminate.

Preliminary Matter:

- I. The parties consent to amend the application to remove Tenants, 'Laemoyah S. Rawlins' and 'Simeon Bolton', as they are occupants of the rental unit.

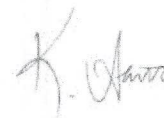
On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated, as of May 31, 2022. The Tenant must move out of the rental unit on or before May 31, 2022.

2. If the unit is not vacated on or before May 31, 2022, then starting June 1, 2022, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 June 1, 2022.
4. The Landlord shall waive April 2022 rent.
5. Last month's rent deposit will be applied in full satisfaction of May 2022 rent.
6. The total amount outstanding is \$22, 801.00, which represents the arrears of rent (\$22,600.00), and costs (\$201.00) for the period ending March 31, 2022.
7. On condition that the Tenant vacates the rental unit on or before May 31, 2022, the Landlord shall waive \$11,400.50 off the total amount of arrears and costs (\$22, 801.00) outstanding for the period ending March 31, 2022.
8. If the Tenant vacates the rental unit on or before May 31, 2022, the Tenant shall pay to the Landlord \$11,400.50, which represents the amount of rent owing and costs up to March 31, 2022. The full amount shall be due and payable on or before May 31, 2022.
9. If the Tenant does not vacate the rental unit on or before May 31, 2022, the Tenant shall owe to the Landlord \$22,801.00 (\$22,600.00 arrears + \$201.00 application filing fee) which shall become payable on the day following the date of default.
10. The balance owing under paragraph 8 or 9 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.

April 6, 2022
Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7



Kelly Aarts
Dispute Resolution Officer, Landlord and Tenant Board

File Number: TEL-18337-21

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 November 1, 2022, 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.