



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

Citation: Craig Porter c/o Ryis Properties Inc. v Wilson, 2022 ONLTB 8507

Date: 2022-10-13

File Number: LTB-L-016979-22

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

Between: Craig Porter c/o Ryis Properties Inc.

And

Shaquilla Wilson

I hereby certify this is a
true copy of an Order dated
Oct 13, 2022
Landlord and Tenant Board

Landlord

Tenant

Craig Porter c/o Ryis Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Shaquilla Wilson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on September 29, 2022.

The Landlord's Agent, Anthony DeGuzman attended with Legal Representative, Joey Kay.

The Tenant was self-represented and spoke with Tenant Duty Counsel prior to mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The monthly rent is \$1,395.00.
2. The total amount the Tenant owes to the Landlord is \$5,954.24 including arrears of rent (\$5,768.24) and costs (\$186.00) up to September 30, 2022.
3. The Tenant paid to the Landlord \$1,495.00 on September 28, 2022. As a result, the Landlord will overlook the Tenant's requirement to pay October rent on or before October 1, 2022.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$5,954.24, which represents the arrears of rent (\$5,768.24) and costs (\$186.00) outstanding for the period ending September 30, 2022.

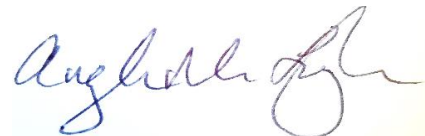
2. The Landlord’s application for eviction of the Tenant is denied on the condition that:
- a. The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order:

Date Payment Due	Amount of Payment
October 1, 2022	\$250.00 (arrears and costs)
November 1, 2022	\$250.00 (arrears)
December 1, 2022	\$250.00 (arrears)
January 1, 2023	\$250.00 (arrears)
February 1, 2023	\$250.00 (arrears)
March 1, 2023	\$250.00 (arrears)
April 1, 2023	\$250.00 (arrears)
May 1, 2023	\$250.00 (arrears)
June 1, 2023	\$250.00 (arrears)
July 1, 2023	\$250.00 (arrears)
August 1, 2023	\$250.00 (arrears)
September 1, 2023	\$250.00 (arrears)
October 1, 2023	\$250.00 (arrears)
November 1, 2023	\$250.00 (arrears)
December 1, 2023	\$250.00 (arrears)
January 1, 2024	\$250.00 (arrears)
February 1, 2024	\$250.00 (arrears)
March 1, 2024	\$250.00 (arrears)
April 1, 2024	\$250.00 (arrears)
May 1, 2024	\$250.00

	(arrears)
June 1, 2024	\$250.00 (arrears)
July 1, 2024	\$250.00 (arrears)
August 1, 2024	\$250.00 (arrears)
September 1, 2024	\$204.24 (arrears)

- b. The Tenant shall also pay the Landlord the rent for the months of November 2022 up to and including September 2024 in full, on or before the first day of each corresponding month.
3. If the Tenant fails 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.

October 13, 2022
Date Issued



Angela McLaughlin
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.