



I hereby certify this is a true copy of an Order dated

AUG 3 2023

Landlord and Tenant Board

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

Citation: Cher-Brook Properties Corp. v Beland & Bouthillette, 2023 ONLTB 53957

Date: 2023-08-03

File Number: LTB-L-024228-23

In the matter of: A306, 400 Bloor Street East
Oshawa ON L1H3M8

Between: Cher-Brook Properties Corp. Landlord

And

Melissa Beland and Tenant
Joel Bouthillette

Cher-Brook Properties Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Melissa Beland and Joel Bouthillette (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on July 18, 2023.

The Landlord's legal representative, Jessica Spina, attended the hearing.

The Tenant also attended the hearing.

At the hearing, the parties mutually agreed to resolve all matters at issue with this application up to the day of the hearing, and requested an order on consent. I was satisfied that the parties understood the terms of the consent.

On consent it is ordered that:

1. The Tenant shall pay to the Landlord \$3,286.00, which represents the arrears of rent and costs outstanding for the period ending July 31, 2023 upon the following terms:
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order in accordance with the following schedule:

The Tenant shall pay this amount:	The Tenant shall pay on or before this day:
\$300.00	August 1, 2023
\$300.00	September 1, 2023
\$300.00	October 1, 2023
\$300.00	November 1, 2023
\$300.00	December 1, 2023
\$300.00	January 1, 2024
\$300.00	February 1, 2024
\$300.00	March 1, 2024
\$300.00	April 1, 2024
\$300.00	May 1, 2024
\$286.00	June 1, 2024

3. Commencing on August 1, 2023 and continuing for the duration of the outstanding arrears, the Tenant shall also pay to the Landlord new rent in full on or before the first business day of each month.
4. If the Tenant fails to make any of the payments in accordance with paragraph 1 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 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 1 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.



August 3, 2023

Date Issued

Greg Brocanier

Member, Landlord and Tenant Board

15 Grosvenor St, 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.