



Order under Section 69 Residential Tenancies Act, 2006

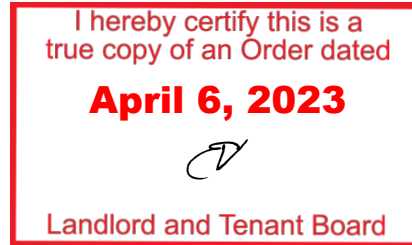
File Number: LTB-L-059488-22

In the matter of: 189 VICTORIA ST S
WOODSTOCK ON N4S3K3

Between: Randall Rudy

And

Ashley Bloomfield



Landlord

Tenant

Randall Rudy (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Bloomfield (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Randall Rudy (the 'Landlord') also applied for an order to terminate the tenancy and evict Ashley Bloomfield (the 'Tenant') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was heard by videoconference on March 28, 2023.

The Landlord, the Landlord's Legal Representative Wendy Cavacas and the Tenant attended the hearing. The Tenant spoke with Duty Counsel prior to the hearing.


The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of May 22, 2023. The Tenant must move out of the rental unit on or before May 22, 2023.
2. If the unit is not vacated on or before May 22, 2023, then starting May 23, 2023, 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 May 23, 2023.
4. The Tenant shall pay to the Landlord \$13,000.00, representing rent arrears owing to March 31, 2023.
5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the applications.

6. The Tenant shall also pay the Landlord compensation of \$39.45 per day for the use of the unit starting April 1, 2023 until the date the Tenant moves out of the unit. This amount is calculated as follows: $\$1,200.00 \times 12$, divided by 365 days.
7. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2023, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2023 at 6.00% annually on the balance outstanding.

April 6, 2023
Date Issued



Elle Venhola
Member, 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 October 22, 2023 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.