



I hereby certify this is a true copy of an Order dated
July 13, 2023
S.F
Landlord and Tenant Board

Order
Residential Tenancies Act, 2006

File Number: LTB-L-019361-23

In the matter of: UNIT 406-12 GOLDFINCH CRT.
NORTH YORK, ON. M2R 2C4

Between: ELM PLACE INC. Landlord

And

BRADFORD JONES Tenant

The Landlord applied for an order to terminate the tenancy and evict the Tenant because the Tenant has failed to pay the lawful rent when it fell due and payable. (N4/L1).

A hearing was held via video conference on July 4, 2023. At the hearing the parties elected to work with a Dispute Resolution Officer to resolve this matter on consent of all parties.

The Landlord was represented by Mr. Ciobotaru and the Tenant was represented by his P.O.A. Ms. Kendra Curtis. As a result of the dispute resolution process the parties requested an order on consent.

The parties requested an Order on Consent which resolved the Landlord’s application filed with the Board

On consent it is ordered:

1. Arrears and filing fees to July 31, 203, are in the amount of \$10,373.30.
2. Effective August 1, 2023, and on or before, the 1st day of each consecutive month, the Tenant will pay the full lawful monthly rent on the first day of each month. (Rent currently set at \$1,823.84 monthly).
3. Effective August 1, 2023, and on or before, the 1st day of each consecutive month, the Tenant will pay the full lawful monthly rent **together with an additional \$797.94 per month, representing arrears and filing fees. This payment schedule will continue for a period of 13 consecutive months.**
4. **In the event, that the Tenant fails to pay as shown in paragraphs (1) , (2) and (3) of this order, the Landlords may apply under section 78 of the Residential Tenancies Act, 2006, without notice to the Tenant, for an**

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order terminating the tenancy and evicting the Tenant. The Landlords must make this application no later than 30 days after the Tenant's breach of this order.

July 13, 2023
Date Issued



S. Franklyn
Hearing Officer, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.