



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

**Citation:** Chris Walters v Micheal Fulton, 2023 ONLTB 39464

**Date:** 2023-05-26

**File Number:** LTB-L-003990-23

**In the matter of:** 91 SALISBURY AVE  
BRANTFORD ON N3S1N1

**Between:** Chris Walters Landlord

**And**

Megan Brandino and Micheal Fulton Tenants

Chris Walters (the 'Landlord') applied for an order to terminate the tenancy and evict Megan Brandino and Micheal Fulton (the 'Tenants') because the Tenants did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 16, 2023. The Landlord's representative Jordan Nieushos, and the Tenants, attended the hearing.

At the hearing the parties consented to the following order.

The parties agree the Tenants owe the Landlord \$12,186.00 in arrears and costs, less the last month rent deposit, to the end of May 2023. At the hearing the parties agreed that they would attempt to resolve this debt by entering into a repayment plan which may effect the interest the Tenants have been ordered to pay as indicated below.

The Tenants agree to for the Landlord at the rental unit the refrigerator, microwave oven, washer and dryer, dishwasher, lawn mower, the old Samsung television, and to ensure that the front and rear yards are in an ordinary state of cleanliness and free of dog feces until the tenancy terminates.

**It is ordered on consent that:**

1. The tenancy between the Landlord and the Tenants is terminated, as of May 31, 2023. The Tenants must move out of the rental unit on or before May 31, 2023.
2. If the unit is not vacated on or before May 31, 2023, then starting June 1, 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 June 1, 2023.

4. The Tenants shall pay to the Landlord \$12,186.00.
5. The Landlord has the right to collect the full amount at any time after May 31, 2023.
6. If the Tenants do not pay the full amount owing by May 31, 2023 the Tenants will owe interest. This will be simple interest calculated at 6% annually on the outstanding balance.

**May 26, 2023**  
**Date Issued**



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**Greg Joy**  
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 December 1, 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.