



I hereby certify this is a
true copy of an Order dated
Feb 8 2024
Landlord and Tenant Board

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

Citation: Track v McDonald, 2024 ONLTB 9046

Date: 2024-02-08

File Number: LTB-L-067087-23

In the matter of: 1, 80 BRUCE AVE
South Porcupine ON P0N1H0

Between: Lena Track Landlord

And

Micheal McDonald aka Mike McDonald Tenant

Lena Track (the 'Landlord') applied for an order to terminate the tenancy and evict Mike Courville aka Macdonald (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on January 25, 2024. The following participated in the mediation: The Landlord's legal representative, Brandon Track along with Landlord agent, Beverly Taylor; and the Tenant, Mike McDonald.

The parties agree that the Tenant's correct name is Micheal McDonald, also known as, Mike McDonald.

The parties also agree that the current rent is \$1,250.00 per month, due on the 1st day of each month.

The parties also consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord \$13,636.00, which represents the arrears of rent (\$13,450.00) plus costs (\$186.00) for the period ending January 31, 2024.
2. The Tenant shall pay to the Landlord \$600.00 on or before February 1, 2024. This sum represents a portion of the February 2024 rent. The unpaid portion of February rent (presumably \$650.00) will be added the total arrears effective February 1, 2024.

3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order plus any unpaid portion of February rent as follows:
 - a) a minimum of \$500.00 per month due on or before the 20th day of each month starting March 20, 2024, and continuing each month thereafter until the amounts noted in paragraph 1 of this order plus any outstanding amount of the February 2024 rent are paid in full (filing fee + arrears).
4. In addition to the payments noted in paragraph 3 of this order, the Tenant shall also pay to the Landlord the total lawful rent on or before the 1st day of each month starting March 1, 2024, and continuing each month thereafter until all the amounts owing as noted in paragraph 1 of this order plus any outstanding amount of the February 2024 rent are paid in full.
5. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order rent shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears that became owing after January 31, 2024.

February 8, 2024
Date Issued


Stephan Kozak
Hearing 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.