



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

**Citation:** Wozniak v Snook, 2023 ONLTB 21680

**Date:** 2023-03-02

**File Number:** LTB-L-039907-22

**In the matter of:** UPPER, 4763 SAINT CLAIR AVE  
NIAGARA FALLS ON L2E3T2

**Between:** Tomasz Wozniak Landlord

**And**

Sharon Barton Tenant

Tomasz Wozniak(the 'Landlord') applied for an order to terminate the tenancy and evict Sharon Barton (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on February 15, 2023. Both parties attended. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions understanding the terms and consequences.

Preliminary Matters:

Todd Snook is removed as a tenant to the application.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$13,430.00 for arrears of rent up to February 28, 2023 and \$186.00 costs, totaling \$13,616.00. The current monthly rent is \$1,230.00.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule (minimum):
  - . \$270.00 per month due on the first (1<sup>st</sup>) for the period:  
March 1, 2023 to April 1, 2027 inclusive (50 months) and
  - . \$116.00 on or before May 1, 2027.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period March 1, 2023 to May 31, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the

Landlord pursuant to paragraph 1 of this order 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, NSF fees and related charges that became owing after June 1, 2027.

**March 2, 2023**  
**Date Issued**



---

**Shawn Hayman**  
Hearings 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.