



**JAN 05, 2024**

**Order under Section 206  
Residential Tenancies Act, 2006**

**Citation:** Found Spaces Property Management Inc. v Druken, 2024 ONLTB 2962

**Date:** 2024-01-05

**File Number:** LTB-L-096882-23

**In the matter of:** 5, 25 WOOLLEY ST  
CAMBRIDGE ON N1R5J6

**Between:** Found Spaces Property Management Inc. Landlord

**And**

Crystal Druken Tenant

Found Spaces Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Crystal Druken (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord and the Tenant filed a written agreement with the LTB on December 22, 2023 to resolve the Landlord's application.

**Determinations:**

1. The agreement reached by the Landlord and the Tenant resolves the Landlord's application.
2. The agreement has been signed by the Landlord and the Tenant.
3. The agreement was filed with the LTB before the hearing for the Landlord's application.
4. As a result of this order, no hearing will be held.

**Based on the parties' agreement, it is ordered that:**

1. The Tenant shall pay the Landlord \$2,086.00, which includes:
  - o \$1,900.00 for arrears owing up to December 31, 2023 and;
  - o \$186.00 for the fee paid by the Landlord for filing the application.
2. The Tenant shall pay the amount set out in paragraph 1 according to the following schedule:
  1. \$1,125.00 on or before December 22, 2023.
  2. \$961.00 on or before February 1, 2024.

3. The Tenant shall also pay the Landlord the full rent on time as it comes due and owing for the period from December 2023, up to and including February 2024, in accordance with the following schedule:

**The Rent for January 2024 will be paid in two installments:**

1. \$1, 125.00 on or before January 12, 2024.
2. \$1, 125.00 on or before January 26, 2024.

**The Rent for February 2024 will be paid in two installments:**

1. \$1, 125.00 on or before February 9, 2024.
2. \$1, 125.00 on or before February 23, 2024.

4. CONSEQUENCES OF BREACH: If the Tenant does not make any of the payments required in paragraphs 2 or 3 in full and on time:
  - o The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of condition set out in paragraph 2 or 3. This normally results in the LTB issuing an eviction order without a hearing being held.

**OR**

- o The Landlord may ask the LTB to reopen the application no later than 30 days after the Tenant's breach. This will result in a hearing at the LTB.
5. Either the Landlord or the Tenant can ask the LTB to reopen the application within 30 days of date this order is issued if they believe the other party forced them to enter into the agreement, or if the other party deliberately made false or misleading misrepresentations that had a material effect on the agreement and the order issued.

**January 5, 2024**  
**Date Issued**

  
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Camille Clyne  
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.