



OCT 25, 2023

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

Citation: Nephin v Weedmark aka Coady, 2023 ONLTB 70666

Date: 2023-10-25

File Number: LTB-L-074655-23

In the matter of: 303 RAMSAY ST.,
CARLETON PLACE, ON K7C 2C2

Between: Gregory Nephin Landlord

And

Amanda Weedmark aka Coady Tenant

Gregory Nephin (the 'Landlord') applied for an order to terminate the tenancy and evict Amanda Weedmark aka Coady (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 October 15, 2023 to resolve the Landlord's application.

Determinations:

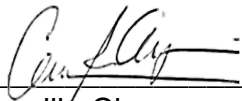
1. The agreement reached by the Landlord and the Tenant resolves the Landlord's application.
2. The agreement has been signed by the Landlord and the Tenant.
3. The agreement was filed with the LTB before the hearing for the Landlord's application.
4. As a result of this order, no hearing will be held.

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

1. The Tenant shall pay the Landlord \$2,101.00, which includes:
 - o \$1,915.00 for arrears owing up to August 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. \$301.00 on or before November 1, 2023.

2. \$300.00 on or before December 1, 2023.
 3. \$300.00 on or before January 1, 2024.
 4. \$300.00 on or before February 1, 2024.
 5. \$300.00 on or before March 1, 2024.
 6. \$300.00 on or before April 1, 2024.
 7. \$300.00 on or before May 1, 2024.
3. The Tenant shall also pay the Landlord the full rent on or before the first day of each month for the period from November 2023 up to and including May 2024 or until all arrears in paragraph 1 have been paid, whichever is sooner.
 4. 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.

October 25, 2023
Date Issued



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.