



AUG 16, 2023

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

Citation: Aady Holdings v Ryan, 2023 ONLTB 56872

Date: 2023-08-16

File Number: LTB-L-069527-22

In the matter of: 3, 71 ST ANTHONY ST
CHATHAM ON N7M3Y2

Between: Aady Holdings Landlord

And

Lisa Ryan Tenant

Aady Holdings (the 'Landlord') applied for an order to terminate the tenancy and evict Lisa Ryan (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on August 9, 2023.

The Landlord's representative Tim Currie and the Tenant attended the hearing.

At the hearing the parties consented to the following order,

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below:
 - a) The Tenant shall pay to the Landlord August and September 2023 rents by September 01, 2023
 - b) The Tenant shall pay the full monthly rent on or before the first day of each month, commencing October 01, 2023 and for 12 months thereafter up to and including September 01, 2024.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, 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. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

August 16, 2023
Date Issued



Percy Laryea
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 of the Tenant expires on February 28, 2024 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.