



I hereby certify this is a true copy of an Order dated  
**January 25, 2024**  
S.F  
Landlord and Tenant Board

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

**Citation:** Falkowska v Neumeyer, 2024 ONLTB 7158

**Date:** 2024-01-25

**File Number:** LTB-L-074580-23

**In the matter of:** 206 PARKVIEW DR  
Churchill ON L0L1K0

**Between:** Bozena Falkowska, Agata Gagliardi and Landlord  
Joseph Gagliardi

**And**

Beau Neumeyer Tenant

Bozena Falkowska, Agata Gagliardi and Joseph Gagliardi (the 'Landlord') applied for an order to terminate the tenancy and evict Beau Neumeyer (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 18, 2024.

The Landlord and the Tenant attended the hearing. The landlord was represented by Mr. Guzina and the Tenant was represented by Mr. Pomfret.

At the hearing the parties elected to work with a Dispute Resolution Officer and have consented to the terms herein.

**On consent it is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 30, 2024.
2. If the unit is not vacated on or before April 30, 2024, then starting May 1, 2024, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Sheriff is directed to give vacant possession of the rental unit to the Landlord, on or after May 1, 2024.
4. In the event, that the rental unit is not vacated on April 30, 2024, then commencing May 1, 2024, and, up to and including the termination date, the Tenant shall pay \$77.26 per diem for occupation of the rental unit.
5. The Tenant will be permitted to terminate the tenancy sooner upon providing the Landlord's with 5 days written notice.
6. Outstanding arrears and filing fees to January 31, 2024, are in the amount of \$23,036.00.

7. Effective February 1, 2024, and, up to and including the termination date, the Tenant shall pay \$77.26 per diem for occupation of the rental unit.
8. The Landlords agree to delay the enforcement and/or collection of the outstanding arrears and filing fees to January 31, 2024, in the amount of \$23,036.00 and any additional arrears that may come due after January 31, 2024, until such time as a decision is rendered for application, LTB-L-077117-23 , which has been scheduled for June 17, 2024.

**January 25, 2024**  
**Date Issued**



Suzy Franklyn  
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 1, 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.

