



I hereby certify this is a true copy of an Order dated
Apr 24, 2023
Janice Campbell
Landlord and Tenant Board

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

Citation: Bearinger v Taylor, 2023 ONLTB 32061

Date: 2023-04-24

File Number: LTB-L-051551-22

In the matter of: 9782 SKI RD RR 3
CLIFFORD ON N0G1M0

Between: Mervin Bearinger Landlord

And

Amanda Armstrong and Scott Taylor Tenants

Mervin Bearinger (the 'Landlord') applied for an order to terminate the tenancy and evict Amanda Armstrong and Scott Taylor (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 28, 2023.

The Landlord's Representative, Tim Kelly, and the Tenants participated in mediation and agreed to an Order on Consent, in full and final satisfaction of the application, and in so doing, understand their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006*.

I was satisfied that the Parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

1. Colby Cray is removed as a Party to the Landlord's application, and the Landlord will remove their name from the lease.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$14,101.00 for arrears of rent up to March 31, 2023 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

- i) \$250.00 by April 15, 2023;
 - ii) \$250.00 per bi-weekly period, for 55 consecutive bi-weekly periods, by the first day of each bi-weekly period, from April 29, 2023 to May 24, 2025; and
 - iii) \$101.00 by June 7, 2025.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 1, 2023 to June 1, 2025 or until the arrears are paid in full, whichever date is earliest.
 4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after March 31, 2023.

April 24, 2023
Date Issued



Janice Campbell
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.