



Order under Section 69 Residential Tenancies Act, 2006

Citation: Veranda Property Investment Inc v Morrison, 2024 ONLTB 22000

Date: 2024-03-28

File Number: LTB-L-085308-23

In the matter of: 6, 65 PRINCESS ST WEST
CLINTON ON N0M1L0

Between: Veranda Property Investment Inc

And

Rachel Morrison

I hereby certify this is a
true copy of an Order dated
March 28, 2024
Landlord and Tenant Board

Landlord

Tenant

Veranda Property Investment Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Rachel Morrison (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on March 19, 2024. The Landlord's representative, Tim Currie and the Tenant attended the hearing. The Tenant met with Duty Counsel prior to the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

On consent it is ordered that:

1. The Tenant shall pay to the Landlord \$8,061.89 which represents the arrears of rent (\$7,875.86) plus the application filing fee (\$186.00) for the period ending March 31, 2024.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - Payments of \$300.00 on or before the 15th of each month starting on April 15, 2024, and continuing each month until May 15, 2026; and
 - a final payment of \$261.89 on or before June 15, 2026.
3. The Tenant shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the first day of each month, for the period starting April 1, 2024 and continuing until June 1, 2026 or until the arrears are paid in full, whichever date is earliest.

4. If the Tenant fails to make any one of the payments in accordance with paragraphs 2 or 3 of this order, the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the the tenancy and evicting the Tenant and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after March 31, 2024.

March 28, 2024
Date Issued



Floredana Ungureanu
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.