



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

Citation: Granview Property Management v Michaels, 2023 ONLTB 48492

Date: 2023-07-05

File Number: LTB-L-027115-22

In the matter of: 208, 4075 Old Dundas St.
Toronto ON M6S2R7

Between: Granview Property Management

And

Christopher Michaels

I hereby certify this is a
true copy of an Order dated
JUL 05, 2023

Landlord and Tenant Board

Landlord

Tenant

Granview Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Michaels (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 23, 2023.

The Landlord and the Tenant attended the hearing. The Tenant met with Tenant Duty Counsel prior to the hearing.

The parties before the LTB consented to the following order:

The parties agree that as of the hearing date the monthly rent is \$1,850.00.

It is ordered on consent that:

- The Tenant shall pay to the Landlord \$29,561.00 for arrears of rent up to June 30, 2023 and costs.
- The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Amount of Payment	Due Date
\$10,000.00	July 14, 2023
\$10,000.00	August 4, 2023

\$500.00	September 1, 2023
\$500.00	October 1, 2023
\$500.00	November 1, 2023
\$500.00	December 1, 2023
\$500.00	January 1, 2024
\$500.00	February 1, 2024
\$500.00	March 1, 2024
\$500.00	April 1, 2024
\$500.00	May 1, 2024
\$500.00	June 1, 2024
\$500.00	July 1, 2024
\$500.00	August 1, 2024
\$500.00	September 1, 2024
\$500.00	October 1, 2024
\$500.00	November 1, 2024
\$500.00	December 1, 2024
\$500.00	January 1, 2025
\$500.00	February 1, 2025
\$561.00	March 1, 2025

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period July 1, 2023 to March 1, 2025, 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 this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing

and 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 Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after June 30, 2023.



July 5, 2023
Date Issued

Anna Solomon
Vice Chair, 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.