



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

Citation: C AND J ALLAN PROPERTIES INC v Jeanette Marjorie Wood, 2023 ONLTB 44153

Date: 2023-06-21

File Number: LTB-L-073116-22

In the matter of: 7, 72 FRANCIS STREET WEST
FENELON FALLS ON K0M1N0

Between: C AND J ALLAN PROPERTIES INC Landlord

And

Jeanette Marjorie Wood Tenant

C AND J ALLAN PROPERTIES INC (the 'Landlord') applied for an order to terminate the tenancy and evict Jeanette Marjorie Wood (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on June 7, 2023. Christine Allan and Jeffrey Allan attended on behalf of the Landlord. The Tenant attended. The parties reached a settlement and requested a consent order.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,009.95 for arrears of rent up to June 30, 2023 and \$186.00 costs, totaling \$2,195.95.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 (\$2,195.95) in accordance with the following schedule:
 - . \$500.00 minimum on or before July 6, 2023
 - . \$500.00 minimum on or before August 3, 2023
 - . \$500.00 minimum on or before September 14, 2023
 - . \$500.00 minimum on or before October 12, 2023
 - . \$195.95 on or before November 9, 2023
3. The Tenant shall also pay to the Landlord new rent (current rent: \$1,400.35) on time and in full as it comes due and owing for the period July 1, 2023 to November 30, 2023, 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 December 1, 2023.

June 21, 2023
Date Issued



Shawn Hayman
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.