



I hereby certify this is a true copy of an Order dated
JUN 1, 2023
Landlord and Tenant Board

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

Citation: Pasqualina (Lina) Halstead v Dave Ferguson, 2023 ONLTB 40400

Date: 2023-06-01

File Number: LTB-L-065398-22

In the matter of: 2042 MONCRIEF RD
PETERBOROUGH ON K9K1N8

Between: Pasqualina (Lina) Halstead Landlord

And

Dave Ferguson Tenant

Pasqualina (Lina) Halstead and Travoges Legal Services (the 'Landlord') applied for an order to terminate the tenancy and evict Dave Ferguson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 10, 2023.

The Landlord Pasqualina (Lina) Halstead, the Landlord's representative Howard Travoges and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$20,627.42 for arrears of rent up to May 20, 2023 and costs.
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 20, 2023.
3. The last month's rent deposit of \$2,000.00 will be deducted from amount owing and applied to the last month of tenancy, May 2023.
4. The total amount the Tenant shall pay to the Landlord is \$18,627.42.
5. This is a full and final resolution of all issues to date in respect of this tenancy.
6. If the Tenant does not pay the Landlord the full amount owing on or before June 12, 2023, the Tenant will start to owe interest. This will be simple interest calculated from June 13, 2023 at 6.00% annually on the balance outstanding.
7. If the unit is not vacated on or before May 20, 2023, then starting May 21, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

8. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 21, 2023.

June 1, 2023
Date Issued



Alicia Johnson
Member, 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.