



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

Citation: Nguyen v Pellegrino, 2024 ONLTB 5568

Date: 2024-01-23

File Numbers: LTB-L-036584-22

LTB-T-037328-22

In the matter of: 41, 76 Frances Ave
Stoney Creek ON L8E5X2

Between: Charlie Nguyen

And

Carmen Pellegrino and Pamela Pellegrino

Landlord

Tenants

I hereby certify this is a
true copy of an Order dated
Jan 23, 2024

Landlord and Tenant Board

Charlie Nguyen (the 'Landlord') applied for an order to terminate the tenancy and evict Carmen Pellegrino and Pamela Pellegrino (the 'Tenants') because the Tenants did not pay the rent that the Tenant owes. (the L1 application)

The Tenants also applied for an order determining that the Landlord failed to meet the Landlord's maintenance obligations under the Residential Tenancies Act, 2006 (the 'Act') or failed to comply with health, safety, housing or maintenance standards. (the T6 application)

This application was heard by videoconference on January 11, 2024.

The Landlord's Legal Representative Christopher Williams, the Landlord and the Tenants attended the hearing. The Tenants spoke with Duty Counsel prior to 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 \$37,924.00 for arrears of rent up to January 31, 2024. This amount reflects a credit to the Tenants in the amount of \$3,710.00 to resolve the issues in the T6 application. (41,820.00 – 3,710.00 = 37,924.00).
2. The application LTB-T-037328-22 is withdrawn.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. On or before the 15th day of February to June 2024, shall pay \$1,500.00.
 - b. On or before the 15th day of July to December 2024, shall pay \$2,000.00.

- c. On or before the 15th day of January to June 2025, shall pay \$2,500.00.
 - d. On or before the 15 July 2025 and the 15 August 2025 shall pay \$1,712.00.
4. The Tenant shall also pay to the Landlord new lawful rent on time and in full as it comes due and owing until the arrears are paid in full.
 5. 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 January 31, 2024.

January 23, 2024
Date Issued



Robert Patchett
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.