



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

Citation: Balli v Philippe, 2023 ONLTB 66343

Date: 2023-10-05

File Number: LTB-L-044867-23

In the matter of: BASEMENT UNIT, 2584 FALCONBRIDGE HWY
GARSON ON P3L1K6

Between: Baljinder Balli
Kamalpreet Balli

I hereby certify this is a
true copy of an Order dated
OCT 05, 2023
Landlord and Tenant Board

Landlords

And

Eric Andre Philippe
Gabrielle Plouffe

Tenants

Baljinder Balli and Kamalpreet Balli (the 'Landlords') applied for an order to terminate the tenancy and evict Eric Andre Philippe and Gabrielle Plouffe (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on September 26, 2023.

The Landlords' legal representative Angie Gravelle and the Tenants attended the hearing. The Tenants spoke to Tenant Duty Counsel prior to the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties requested and Order on Consent in full and final settlement of the application. I was satisfied all parties understood the consequences of their consent.

The parties before the LTB consented to the following order:

The parties agree that:

1. On or before October 15, 2023, the Landlords shall attend the rental unit to conduct an inspection for any needed repairs. The Landlord shall provide 24-hour notice to the Tenants prior to attending the unit.

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$14,586.00 for arrears of rent up to September 30, which includes the \$186.00 filing fee.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

- a. There shall be 12 equal monthly payments in the amount of \$1,215.50 to be made on or before the first day of each month. The first payment of \$1,215.50 shall be made on or before November 1, 2023, and the 12th and final payment of \$1,215.50 shall be made on or before October 1, 2024.
3. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing on the first day of the month for the period starting November 1, 2023, to October 1, 2024, or until the arrears are paid in full, whichever date is earliest. The lawful rent for the month of October 2023 shall be due on October 6, 2023.
4. If the Tenants fail 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 Tenants to the Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after September 30, 2023.

October 5, 2023
Date Issued

Paula West Oreskovich
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.