



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

Citation: Hutchison v Ostrowski, 2023 ONLTB 55771

Date: 2023-08-10

File Number: LTB-L-025848-23-AM

In the matter of: 340, 38 GRAND MAGAZINE ST
TORONTO ON M5V0B1

Between: Kelly Hutchison Landlord

And

Adam Ostrowski Tenant

The rental unit number was incorrect and has been amended.

Kelly Hutchison (the 'Landlord') applied for an order to terminate the tenancy and evict Adam Ostrowski (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on August 1, 2023. The Landlord's representative Teri Landriault, and the Tenant, attended the hearing.

The parties before the LTB consented to the following order:

The parties agree the Tenant owes the Landlord \$17,686.00 in arrears and costs to the end of August 2023.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$17,686.00 for arrears of rent and costs up to August 31, 2023.
2. Should the Tenant fail to make the above said payment in full and on time, the tenancy between the Landlord and the Tenant is terminated, as of September 1, 2023. The Tenant must move out of the rental unit.
3. If the unit is not vacated on or before September 1, 2023, then starting September 2, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 September 2, 2023.
5. Should the Tenant fail to pay to the Landlord \$17,686.00, the entire balance becomes due.

6. If the Tenant does not pay the full amount owing in full amount owing by August 31, 2023 the Tenant will owe interest. This will be simple interest calculated from September 1, 2023 at 6% annually on the outstanding balance.

Amended: September 29, 2023

August 10, 2023
Date Issued



Greg Joy
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on March 2, 2024 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.