



Order under Section 78(11) Residential Tenancies Act, 2006

Citation: Pooni v Laverdiere, 2024 ONLTB 7417

Date: 2024-01-30

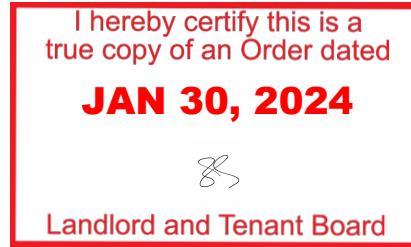
File Number: LTB-L-083533-23-SA

In the matter of: 301, 14 John Street
Grimsby Ontario L3M1X5

Between: Kulwarn Pooni

And

Ashley Laverdiere



Landlord

Tenant

Kulwarn Pooni (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Laverdiere (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the order issued by the Board on September 26, 2023 with respect to application LTB-L-067443-23.

This application was resolved by Order LTB-L-083533-23, issued on November 9, 2023. On November 24, 2023, the Tenant filed a motion to set aside Order LTB-L-083533-23.

The motion was heard by videoconference on January 18, 2024.

The Tenant, the Tenant's Legal Representative Colin Mitchell and the Landlord attended the hearing.

At the hearing, the parties before the Board consented to the following order. I was satisfied the parties understood the consequences of the joint position.

On consent of the parties, it is ordered that:

1. The Tenant's motion to set aside Order LTB-L-083533-23, issued on November 9, 2023 is granted.
2. Order LTB-L-083533-23, issued on November 9, 2023 is cancelled and replaced with the following:
3. The tenancy between the Landlord and the Tenants is terminated effective May 31, 2024. The Tenants must move out of the rental unit on or before May 31, 2024.
4. If the unit is not vacated on or before May 31, 2024, then starting June 1, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

5. 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 June 1, 2024.
6. The Landlord shall waive all the rent arrears owing up to January 31, 2024.
7. The Landlord shall waive the entire monthly rent for February, March and April of 2024.
8. The Landlord shall apply the rent deposit to the month of May 2024, the last month of the tenancy.
9. The Tenant shall waive any interest owing on the rent deposit.

January 30, 2024
Date Issued



John Cashmore
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 of the Tenant expires on December 1, 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.