



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

**Citation:** Lady Brantford Ltd. v Rempel, 2024 ONLTB 7104

**Date:** 2024-01-31

**File Number:** LTB-L-038755-23

**In the matter of:** 101, 3 IROQUOIS ST  
BRANTFORD ON N3S6N8

**Between:** Lady Brantford Ltd.

**and**

Zachary Rempel

I hereby certify this is a  
true copy of an Order dated  
**Jan 31, 2024**  
Landlord and Tenant Board

Landlord

Tenant

Lady Brantford Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Zachary Rempel (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on January 17, 2024.

The Landlord's Legal Representative, Jackie Struthers, the Tenant and the Tenant's Support, Taylor Gard, attended the hearing.

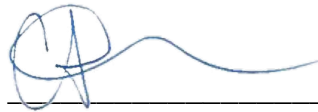
The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

**On consent, it is ordered that:**

1. The Landlord's application for eviction of the Tenant is denied on the condition that the Tenant shall pay the Landlord the monthly rent for the months of **February 2024** to **January 2025** in full and by the **first day** of each corresponding month.
2. If the Tenant fails to make any one of the payments in accordance with paragraph 1 above, and by the dates required, 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 *Residential Tenancies Act, 2006*, for an order terminating the tenancy and evicting the Tenant. The order that results from this section 78 application is usually issued without a hearing.

3. The Tenant shall also pay to the Landlord the filing fee of \$186.00 on or before February 15, 2024.

**January 31, 2024**  
**Date Issued**



---

Candace Aboussafy  
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.