



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: Liu v Lane, 2023 ONLTB 70944

Date: 2023-10-31

File Number: LTB-L-020744-23-RV

In the matter of: 781 SILVERSMITH ST
LONDON ON N6H5T4

Between: Weizhi "Terrance" Liu

And

Jordan Robert Brent Lane
Audrey Rose Cudmore

I hereby certify this is a
true copy of an Order dated
OCT 31, 2023
Landlord and Tenant Board

Landlord

Tenant

Review Order

Weizhi "Terrance" Liu (the 'Landlord') applied for an order to terminate the tenancy and evict Jordan Robert Brent Lane and Audrey Rose Cudmore (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-020744-23 issued on July 18, 2023.

On August 24, 2023, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On August 25, 2023, interim order LTB-L-020744-23-RV-IN was issued, staying the order issued on July 18, 2023.

This review was heard by videoconference on October 18, 2023.

The Landlord, the Landlord's Legal Representative Carmen Dawdy and both of the Tenants attended the hearing. Prior to the hearing, the Tenants spoke with Tenant Duty Counsel.

Determinations:

1. At the outset of the hearing, the Landlord made a request to the Board to grant the Tenants' review request. The review request was granted on consent of the parties.
2. It was agreed by the parties that the Tenant owes to the Landlord the amount of \$21,052.27 which represents arrears, the filing fee up to and including the date of the hearing and the sheriff's fee.
3. The parties consented to the following terms.



On consent, it is ordered that:

1. The request to review order LTB-L-020744-23 issued on July 18, 2023 is granted. The order is cancelled and replaced with the following.
2. On or before November 12, 2023, the Tenant shall pay to the Landlord the amount of \$21,052.27 for arrears of rent up to the date of the hearing, the filing fee and the Sheriff fee of \$335.00.
3. If the Tenants do not pay to the Landlord the full amount owing of \$21,052.27 on or before November 12, 2023, the tenancy between the Landlord and the Tenant is terminated as of November 13, 2023. The Tenants must move out of the rental unit on or before November 13, 2023.
4. With respect to paragraph 3 above, if the unit is not vacated on or before November 13, 2023, then starting November 14, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. With respect to paragraphs 3 and 4 above, 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 November 14, 2023.

October 31, 2023
Date Issued


Heather Chapple
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 May 13, 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.