



Order under Section 16.1 of the
Statutory Powers Procedure Act
and the **Residential Tenancies Act, 2006**

Citation: C R Developers Inc. v Whalen, 2023 ONLTB 48723

Date: 2023-07-11

File Number: LTB-L-080984-22-IN

In the matter of: 1494 HWY 21
KINCARDINE ON N2Z2X5

Between: C R Developers Inc.

And

Cole Whalen, Jennifer Whalen, Jesse
Whalen and Arianna Whalen



Landlord

Tenant

C R Developers Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Cole Whalen, Jennifer Whalen, Jesse Whalen and Arianna Whalen (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 5, 2023.

The Landlord's legal representative, Christopher Holder, a Director of the Landlord, Sanjay Dubey, and the Tenant, Jennifer Whalen ('JW'), attended the hearing.

Determinations:


1. JW requested an adjournment. She said that she just found out her mother is in the hospital and may not make it. She said she wants an adjournment because wants to get to her mother.
2. The Landlord opposed the adjournment, but if granted, asked that the rescheduling be expedited in light of the substantial rent arrears being claimed. The Landlord also sought an interim order requiring rent to be paid in full and on time as it comes due pending the next hearing date, and an order requiring the rent for June 2022 to be paid.
3. In the circumstances I granted the adjournment.

It is ordered that:

1. The hearing is adjourned to a date to be scheduled by the Board on an expedited basis.
2. The Tenants shall pay the monthly rent in full on or before the first day of each month, beginning August 1, 2023 and continuing until this application is fully resolved.
3. If the Tenants have not yet paid the rent for the months of June 2023 and/or July 2023, then the outstanding rent for these months shall be paid by July 31, 2023.

4. If the Tenants fail to comply with the requirements in paragraphs 2 or 3 of this order, the Board may refuse to accept or consider the Tenants' evidence and submissions.

July 11, 2023
Date Issued



Mark Melchers
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.