



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

Citation: Dhruvin Patel. v Raymond Minifie, 2023 ONLTB 46571

Date: 2023-06-28

File Number: LTB-L-002946-23

In the matter of: 344 WATERVALE CRES
KITCHENER ON N2A0G1

Between: Dhruvin Patel Landlord

And

Laura Vetor and Raymond Minifie Tenant

Dhruvin Patel (the 'Landlord') applied for an order to terminate the tenancy and evict Laura Vetor and Raymond Minifie (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 19, 2023 .

The Landlord and the Tenant, Laura Vetor attended the hearing. The Tenants met with Tenant Duty Counsel and obtained summary legal information prior to the commencement of the hearing.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 24, 2023.
2. If the unit is not vacated on or before June 24, 2023, then starting June 25, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 25, 2023.
4. The Tenants shall pay to the Landlord \$20,091.00. This amount includes rent arrears owing as well as the filing fee.
5. If the Tenants do not pay the Landlord the full amount owing on or before July 13, 2023, the Tenants will start to owe interest. This will be simple interest calculated from July 14, 2023 at 6.00% annually on the balance outstanding.

June 28, 2023
Date Issued



Troy Rossignol
Vice Chair, Landlord and Tenant Board

15 Grosvenor St, 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.

*Note: When the LTB directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party named in this notice. The cheque will be in the amount directed plus any interest accrued up to the date of the notice.