



Order under Section 69 Residential Tenancies Act, 2006

Citation: Marasigan v Crawford, 2023 ONLTB 26932

Date: 2023-03-20

File Numbers: LTB-L-028662-22

LTB-L-046997-22

LTB-T-073223-22

In the matter of: 10 WESTWOOD CRT
LINDSAY ON K9V4P6

Between: Marestella Marasigan

And

Holly Crawford

I hereby certify this is a
true copy of an Order dated
March 15, 2023

Landlord and Tenant Board

Landlord

Tenant

Marestella Marasigan (the 'Landlord') filed an L1 application under the *Residential Tenancies Act, 2006 (the 'Act')* based on an N4 Notice of Termination for an order to terminate the tenancy and evict Holly Crawford (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (LTB-L-028662-22).

The Landlord also filed an L2 application under the act based on an N8 Notice of Termination for an Order to terminate the tenancy and evict the Tenant, because the Tenant has been persistently late in paying the Tenant's rent (LTB-L-046997-22).

The Tenant also filed a T6 applications for an Order determining that the Landlord failed to meet the Landlord's maintenance obligations under the Residential Tenancies Act, 2006 (the 'Act') or failed to comply with health, safety, housing or maintenance standards. The Tenant also filed a T2 application about Tenant Rights under the Act for an order determining that the Landlord harassed, obstructed, coerced, threatened or interfered with the Tenant, substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of the Tenant's household and withheld or deliberately interfered with the reasonable supply of a vital service, care service, or food that the Landlord is obligated to supply under the tenancy agreement (LTB-T-073223-22).

A hearing took place at the Landlord and Tenant Board on January 18, 2023, at 9:00 a.m. via video conference on VC line 118. The Landlord was represented by Berkan Altun Licensed Paralegal at Stonegate Legal Services. The Tenant attended the hearing and was represented by Nadine Little Licensed Paralegal at Little Paralegal Services.

The parties mutually agreed to resolve all 3 applications LTB-L-028662-22 [L1/N4], LTB-L-046997-22 [L2/N8] and LTB-T-073223-22 [T2/T6] and requested an order on consent. I was satisfied that the parties understood the consequences of their joint submission.

At the hearing, the parties consented to the following order

It is ordered on consent that:

- 1) The parties agree that the total sum of arrears owing up to and including January 31, 2023, as of today's date of January 18, 2023 is \$12,541.00 including the application filing fee of \$186.00.
- 2) The parties agree that the Tenant shall pay the total amount as noted in paragraph 1 according to the date and amount of each payment as follows:

Amount to be paid	On or before	Reason for payment
Lawful rent	February 1, 2023	February 2023 rent
\$12,541.00	March 31, 2023	Arrears

If the Tenant fails to make any of the payments in accordance with paragraph 2, and by the dates required, then the balance owing under paragraph 2 of this order shall become payable on April 2, 2023, the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

- 3) The tenancy between the Landlord and the Tenant is terminated, as of March 31, 2023. The Tenant must move out of the rental unit on or before March 31, 2023.
- 4) The Last month rent on deposit will cover the rent for the month of March 2023.
- 5) The Tenant shall also pay to the Landlord \$58.22 per day for compensation for the use of the unit from April 1, 2023, to the date the Tenant moves out of the unit.
- 6) If the unit is not vacated on or before March 31, 2023, then starting April 1, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
- 7) 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 April 1, 2023.
- 8) This Order resolves all 3 matters filed by the Landlord and the Tenant LTB-L-028662-22 [L1/N4], LTB-L-046997-22 [L2/N8] and LTB-T-073223-22 [T2/T6] and all issues arising from this Tenancy to date.

File Number: LTB-L-028662-22
LTB-L-046997-22
LTB-T-073223-22



March 15, 2023
Date Issued

Claude Mbuyi
Dispute Resolution Officer,
Landlord and Tenant Board

Toronto South-RO
15 Grosvenor Street, 1st 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.