



Order under Section 69
Residential Tenancies Act, 2006

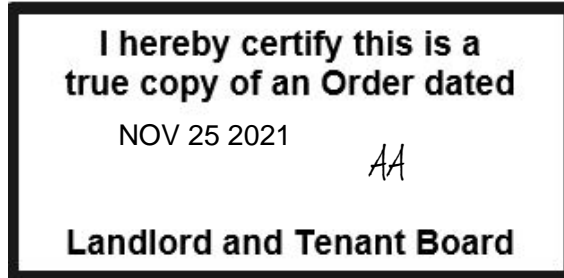
File Number: SWL-53685-21

In the matter of: 147 LIVINGSTONE AVENUE N
LISTOWEL ON N4W1P6

Between: Jeremy Gohl

And

Derek Gilkinson
Matthew Launspach
Sarah Parrinton



Landlord

Tenants

Jeremy Gohl (the 'Landlord') applied for an order to terminate the tenancy and evict Matthew Launspach, Sarah Parrinton and Derek Gilkinson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated at a Zoom Hearing on November 15, 2021. Paralegal, Dan Schofield, attended with the Landlord and the Landlord's spouse, Christine Williams. All the Tenants attended. They waived the opportunity to speak to Duty Counsel. They reached a settlement and requested a consent order. I was satisfied they understand the terms and consequences. They made an informed decision.

General Information:

The parties agree the Tenants owes rent arrears of \$8,000.00 for the period ending November 30, 2021 plus the Landlord's costs of \$186.00, totalling \$8,186.00. There is no Last Month's Rent deposit. The current monthly rent is \$1,600.00 (Per Diem: \$52.60).

The Tenants agree, on or before November 30, 2021, to: (1) voluntarily move out of the unit (2) remove all their personal belongings and (3) return the unit keys. The Landlord will pick up the keys, at the unit, at 3:30 pm on November 30, 2021.

The Tenants plan to pay the Landlord \$8,186.00, by way of monthly installments of \$600.00, on the 15th of each month starting December 15, 2021 until the account is at a zero balance. The Tenants also plan to pay the outstanding utility costs of approximately \$300.00.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated, as of November 30, 2021. The Tenants must move out of the rental unit on or before November 30, 2021.

2. If the unit is not vacated on or before November 30, 2021, then starting December 1, 2021, 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 December 1, 2021.
4. The Tenants shall pay to the Landlord \$52.60 per day for compensation for the use of the unit starting December 1, 2021 to the date the Tenants move out of the unit.
5. The Tenants owes the Landlord \$8,196.00, which represents the amount of rent owing and compensation up to November 30, 2021 (\$8,000.00) plus the Landlord's application costs (\$186.00).
6. If the Tenants do not pay the Landlord \$8,186.00 on or before November 30, 2021, the Tenants will start to owe interest. This will be simple interest calculated from December 1, 2021 at 2.00% annually on the balance outstanding.



Shawn Hayman
Hearing Officer, Landlord and Tenant Board

November 25, 2021
Date Issued

South West-RO
150 Dufferin Avenue, Suite 400, 4th Floor
London ON N6A5N6

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