



Mar 06, 2023

Landlord and Tenant Board

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

Citation: Covello v Rusan, 2023 ONLTB 25280

Date: 2023-03-06

File Number: LTB-L-044532-22

In the matter of: 894 BRIDGE AVE
WINDSOR ON N9B2M8

Between: Luca Covello and Sandro Covello Landlords

And

Adrian Rusan Tenant

Luca Covello and Sandro Covello (the 'Landlords') applied for an order to terminate the tenancy and evict Adrian Rusan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 2, 2023.

The Landlords' Legal Representative, Kira Passel, and the Tenant's Legal Representative, Mason Herberholz, attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$8,186.00 for arrears of rent up to March 31, 2023 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) March 15, 2023 through January 15, 2023 \$700.00 each month.
 - b) February 15, 2024 the final payment of \$486.00.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 1, 2023 to February 1, 2023, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the

Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after March 31, 2023.

March 6, 2023
Date Issued



Diane Wade
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.