



Order under Section 78(6)  
**Residential Tenancies Act, 2006**

**File Number:** EAL-99744-22

**In the matter of:** A, 352 EASTVIEW ROAD  
GUELPH ON N1E0E8

**Between:** Nathan Reid Holdings Ltd

**and**

Jason Izaguirre  
Mallory Reid

I hereby certify this is a  
true copy of an Order dated

**Oct 25, 2022**

Landlord and Tenant Board

Landlord

Tenants

Nathan Reid Holdings Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Mallory Reid and Jason Izaguirre (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants failed to meet a condition specified in the order issued by the Board on July 25, 2022 with respect to application LTB-L-032732-22.

The Tenants filed a motion to set aside order EAL-99744-22 dated September 23, 2022. This motion was heard by videoconference on October 18, 2022.

The Landlord's Legal Representative, Jane Dean, and Mallory Reid for the Tenants attended the hearing.

The Tenant spoke with Duty Counsel prior to the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

**It is ordered on consent that:**

1. The Landlord consents to the Tenants' motion to set aside order; EAL-99744-22 dated September 23, 2022 is cancelled and replaced with the following.
2. The Tenants shall pay the Landlord \$3,853.50 for arrears of rent to October 31, 2022 and the application filing fee according to the following terms:
  - a) On October 18, 2022, pay \$3,000.00, consisting of the rent for October 2022 (\$2,300.00) and \$700.00 towards the arrears;
  - b) On November 2, 9, 16, 23 and 30, 2022, \$170.70 each Wednesday.

3. The Tenant shall also pay the lawful monthly rent in full and on time for the period November 1, 2022 to October 1, 2023.
4. If the Tenants fail to make any of the payments in accordance with paragraph 2 and 3, and by the dates required, then:
  - (a) The Landlord may apply under section 78 of the Residential Tenancies Act, 2006 (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
  - (b) The balance owing under paragraph 1 of this order shall become payable on 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.

**October 25, 2022**  
**Date Issued**



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Diane Wade  
Member, Landlord and Tenant Board

Eastern-RO  
255 Albert Street, 4th Floor  
Ottawa ON K1P6A9

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