



Order under Section 78(11)
Residential Tenancies Act, 2006


File Number: LTB-L-000240-23-SA

In the matter of: A- 352 EASTVIEW ROAD
GUELPH, ON N1E 0E8

Between:	NATHAN REID HOLDINGS LTD.	Landlord
	And	
	JASON IZAGUIRRE MALLORY REID	Tenant

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

MAR 24, 2023



Landlord and Tenant Board

NATHAN REID HOLDINGS LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict JASON IZAGUIRRE and MALLORY REID (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the order issued by the LTB on October 25, 2022 with respect to application EAL-99744-22.

The Landlord's application was resolved by order LTB-L-0000240-23, issued on February 16, 2023. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-000240-23.

This motion was heard via video conference on March 13, 2023.

The Landlord's Agent Brittany Colley and the Tenant on her own behalf and on behalf of the Tenant Jason Izaguirre attended the motion.

The parties requested an order on consent.

On consent, it is ordered that:

1. The Tenant's motion to set aside order LTB-L-000240-23 issued on February 16, 2023 is granted. It is cancelled.
2. The order EAL-99744-22 issued October 25, 2022 is cancelled and replaced with the following order:

3. The Tenant shall pay to the Landlord \$2,300.00 for arrears of rent owing for February, 2023 on or before March 17, 2023.
4. Commencing April 1, 2023 and continuing up to and including March 1, 2024, the Tenant shall pay to the Landlord the full lawful rent due on or before the 1st day of every month.
5. 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 paragraphs 3 and/or 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the Board 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 (month of the hearing). The Landlord must make this application no later than 30 days after the Tenant's failure to make a payment.

March 24, 2023
Date Issued


Heather Chapple
Member, Landlord and Tenant Board

15 Grosvenor Street, 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.