



Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-032732-22

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

Between: NATHAN REID HOMDINGS LTD. **Landlord**

and

JASON IZAGUIRRE **Tenants**
MALLORY REID

Nathan Reid Holdings Ltd. (the 'Landlord') filed a combined application to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Jason Izaguirre and Mallory Reid (the 'Tenants') because the Tenants owe rent arrears and have persistently failed to pay their monthly rent when it becomes due. The Landlord also claimed compensation for each day the Tenants remain in the unit after the termination date.

The parties elected to participate in LTB facilitated online mediation services assisted by C. M. Landon, a Dispute Resolution Officer. Lisa Nadon, Paralegal represented the Landlord. The Tenants were represented by Mallory Reid on the telephone.

The parties reached a settlement and agreed to a Consent Order to resolve all issues in the Landlord's application. I was satisfied that the parties understood the terms of their consent as set out in the Order below. Specifically, I was satisfied that the Tenants understood the consequences of agreeing to make payments (including any payments that may become due prior to receiving this Order) failing which the Landlord could apply to the LTB for an eviction Order.

Agreed Facts:

1. The Tenants are in possession of the rental premises and the tenancy will continue provided the Tenants satisfy the terms of this order as set out below.
2. The monthly rent is \$2,300.00 and becomes due on the 1st day of each month.
3. The total arrears amount currently outstanding to July 31, 2022 is **\$2,175.00** inclusive of the application filing fee.
4. The total arrears amount noted in paragraph 3 above, will be paid by the Tenants in installment payments to the Landlord as follows: **\$310.75** weekly Wednesdays on July 20th and 27th and on August 3rd, 10th, 17th and 24th and the final amount of **\$310.50** on September 7, 2022 when the total will be paid in full.

5. In addition to their monthly arrears payments as per paragraph 4, the Tenants will pay, their **full monthly rent** that becomes due **on the 1st day of each month** from October 2022 and continuing for the next twelve consecutive months up to September 2023.
6. If the Tenants do not pay in accord with paragraph 4 or 5 above, section 78 of the RTA may be invoked by the Landlord.

On consent of the parties it is ordered that:

- [1] The Tenants shall pay to the Landlord the total amount of **\$2,175.00** for rent arrears and the application filing fee.
- [2] The tenancy shall continue on the condition that the Tenants make installment payments in guaranteed funds, to the Landlord for the monies owing under paragraph [1] of this Order, as follows:
 - a) **\$310.75** on Wednesdays July 20th and 27th, August 3rd, 10th, 17th and 24th, 2022
 - b) **\$310.50** on or before September 7, 2022.
- [3] In addition to paragraph [2] the Tenants shall pay to the Landlord in guaranteed funds, the full rent that becomes due for each month, commencing October 2022 and continuing on **the 1st day of each month**, up to and including September 2023.
- [4] Should the Tenants fail to make any of the payments in accordance with paragraphs [2] or [3] and by the dates required, then the Landlord may apply to the LTB under section 78 of the Residential Tenancies Act, **without notice to the Tenants**, for an Order terminating the tenancy and evicting the Tenants. In the application the Landlord may request new arrears and charges not already ordered under paragraph [1]. The Landlord must make this application within 30 days of a breach of a condition set out in this Order.
- [5] Pursuant to the consent of the parties, the Landlord's application before the LTB is resolved.

July 25, 2022

DATE Issued



**C. M. Landon, Hearing Officer,
Landlord and Tenant Board**

Toronto North-RO

47 Sheppard Avenue East, Suite 700, 7th Floor, Toronto ON M2N 5X5

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