


Order under Section 69
Residential Tenancies Act, 2006

File Number: TEL-08335

In the matter of: 76 1/2 Marmora St
Trenton ON K8V 2J1

I hereby certify this is a true copy of the Order
(Name of Document)

(Vangle Mata)
(Signature of Staff Member)

Between: Tamara Sadowska

Landlord

and

DEC 24 2007

Betty Reid

Tenant

LANDLORD AND TENANT BOARD

Tamara Sadowska (the 'Landlord') applied for an order to terminate the tenancy and evict Betty Reid (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard in Belleville on December 20, 2007. The Landlord and the Tenant attended the hearing and consented to the following order in full and final settlement of the Landlord's application.

Facts:

1. The Tenant has not paid the total rent she was required to pay for the period from October 1, 2007 to December 31, 2007. Because of the arrears, the Landlord served a Notice of Termination effective November 20, 2007.
2. The Landlord collected a rent deposit of \$650.00 from the Tenant and this deposit will be applied against rent for January 2008.
3. Interest on the rent deposit is owing to the Tenant for the period from April 1, 2007 to November 20, 2007.
4. The Landlord waived \$1,300.00, representing rent to December 31, 2007.

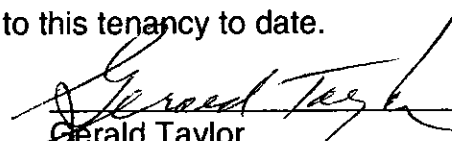
On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before January 31, 2008.
2. The Tenant shall pay the landlord \$150.00 for the application fee on or before December 21, 2007.
3. If the unit is not vacated on or before January 31, 2008, then starting February 1, 2008, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

4. 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 February 1, 2008.
5. The Tenant shall allow the landlord to enter the unit to inspect for maintenance and repair issues on December 20, 2007.
6. This order shall settle all matters related to this tenancy to date.

December 24, 2007

Date Issued


Gerald Taylor
Member, Landlord and Tenant Board

Toronto East/Durham Region
Unit # 2, 2275 Midland Avenue
Toronto ON M1P 3E7

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

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on August 1, 2008 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.