



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

Citation: Bowers v Bacarra, 2024 ONLTB 8362

Date: 2024-01-30

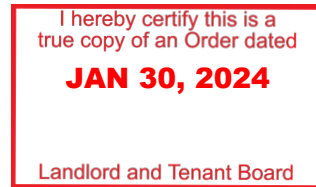
File Number: LTB-L-076473-23

In the matter of: UPPER LEVEL, 59 CENTRE ST N
BRAMPTON ON L6V1T1

Between: Yvonne Bowers

And

Deanna Bacarra and Robert Purugganan



Landlord

Tenants

Yvonne Bowers (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Deanna Bacarra and Robert Purugganan (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on January 22, 2024. The Landlord was present and self-represented. Robert Purugganan attended on behalf of the Tenants.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$7,004.42. This amount represents \$6,818.42 for arrears of rent up to January 31, 2024, and the \$186.00 application filing fee (costs).
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
February 15, 2024	\$1,000.00 (costs and arrears)
March 15, 2024	\$1,000.00 (arrears)

April 15, 2024	\$1,000.00 (arrears)
May 15, 2024	\$1,000.00 (arrears)
June 15, 2024	\$1,000.00 (arrears)
July 15, 2024	\$1,000.00 (arrears)
August 15, 2024	\$1,004.42 (arrears)

3. The Tenants shall also pay to the Landlord the lawful monthly rent on or before the 1st (first) day of each month for the period of February 2024 through to and including August 2024, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2024.

January 30, 2024
Date Issued



Joanne Lolato
Hearings Officer, 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.