



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

File Number: LTB-L-002801-22

In the matter of: 2, 2040 CASSELLS ST
NORTH BAY ON P1B4E2

Between: Amanda Tucker, Matthew Tucker, Nelson Neuman, Landlords
Rita Neuman

And

Adrienne Hodgins

Tenant

I hereby certify this is a
true copy of an Order dated
JUL 25, 2022
Landlord and Tenant Board

Amanda Tucker, Matthew Tucker, Nelson Neuman, Rita Neuman (the 'Landlords') applied for an order to terminate the tenancy and evict Adrienne Hodgins (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on July 20, 2022.

The Landlord, Amanda Tucker, the Tenant, and the Tenant's Agent, Dillon Stanley, attended 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.

At the hearing, the parties agreed:

1. The Tenant is in possession of the rental unit.
2. The lawful monthly rent is \$1,125.00.
3. The Landlords incurred costs of \$201.00 for filing the application and are entitled to reimbursement of those costs.
4. The Landlords are holding a rent deposit of \$1,125.00.
5. The Tenant paid \$4,880.00 since the application was filed.
6. The parties agree that the amount outstanding to July 31, 2022, inclusive of rent arrears, and costs, is \$6,696.50.

On consent, it is ordered that:

1. The Tenant shall pay the Landlords **\$6,696.50**, which represents the arrears of rent and costs outstanding for the period ending July 31, 2022.
2. The Landlords' application for eviction of the Tenant is denied on the condition that:
 - (a) The Tenant shall pay installments of **\$600.00** on or before the end of the month for the ten (10) month period commencing August 31, 2022 to May 31, 2023.
 - (b) The remaining balance of **\$696.50** shall be paid on or before June 30, 2023.
 - (c) The Tenant shall pay the Landlords the monthly rent for the months of August 2022 to June 2023 in full and by the **first day** of each corresponding month.
3. If the Tenant fails to make any of the payments in accordance with paragraph 2, and by the dates required then:
 - (a) The Landlords 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 Landlords 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.

July 25, 2022
Date Issued

Michael Di Salle

Michael Di Salle
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.