



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

**Citation:** 2818504 ONTARIO INC. v Palmer, 2023 ONLTB 81449

**Date:** 2023-12-19

**File Number:** LTB-L-054233-23

**In the matter of:** 18 HERGOTT AVE  
ELLIOT LAKE ON P5A3A8

**Between:** 2818504 ONTARIO INC.

**And**

Rayon Palmer  
Danielle Richard

I hereby certify this is a  
true copy of an Order dated  
**DEC 19, 2023**  
Landlord and Tenant Board

Landlord

Tenants

2818504 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Rayon Palmer and Danielle Richard (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was heard by videoconference on December 5, 2023.

The Landlord and the Tenant D. Richard attended the hearing.

The parties before the LTB consented to the following order:

**It is ordered on consent that:**

1. The tenancy between the Landlord and the Tenants is terminated as of December 31, 2023. The Tenants must move out of the rental unit on or before December 31, 2023.
2. If the unit is not vacated on or before December 31, 2023, then starting January 1, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 January 1, 2024.
4. The Tenants shall pay to the Landlord \$9,578.00 for arrears of rent up to December 31, 2023, and costs.
5. The Tenants shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
  - a) \$3,000.00 on or before December 6, 2023.

b) \$6,578.00 on or before December 20, 2023.

6. If the Tenants do not pay the Landlord the full amount owing on or before December 31, 2023, the Tenants will start to owe interest. This will be simple interest calculated from January 1, 2024 at 7.00% annually on the balance outstanding.



**December 19, 2023**

**Date Issued**

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Joy Xiao

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on July 1, 2024 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.