



Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-53669-21

In the matter of: 6, 328 QUEENSTON ROAD
CAMBRIDGE ON N3H3J4

Between: Manjinder Matharu

Landlord

and

Alexia Demoe

Tenant

**I hereby certify this is a
true copy of an Order dated
NOV 25 2021
AA
Landlord and Tenant Board**

Manjinder Matharu (the 'Landlord') applied for an order to terminate the tenancy and evict Alexia Demoe (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by video conference on November 15, 2021.

Corry Van Iersel, the Landlord's friend, and the Tenant attended the hearing.

Ernest Martens is removed as a party to the application, he did not have possession of the rental unit on the date the application was filed.

At the hearing, the parties consented to the following order.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlords \$4,925.36, which represents the arrears of rent (\$4,739.36), and costs (\$186.00) outstanding for the period ending November 30, 2021.
2. The Landlords' application for eviction of the Tenant is denied on the condition that:
 - (a) The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order:

The Tenant shall make 12 payments of \$401.52 for arrears and the filing fee on the first day of each month, for 12 months, starting December 1, 2021, up to and including November 1, 2022. The first payment on December 1, 2021 will be applied to arrears and costs.

The Tenant shall make a final arrears payment of \$107.12 on December 1, 2022.

- (b) The Tenant shall also pay the Landlords the rent for the months of December, 2021 up to and including December, 2022 in full, on or before 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.



November 25, 2021
Date Issued

Laura Rossiter
Member, Landlord and Tenant Board

South West-RO
150 Dufferin Avenue, Suite 400, 4th Floor
London ON N6A5N6

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