



Order under Section 69
Residential Tenancies Act, 2006

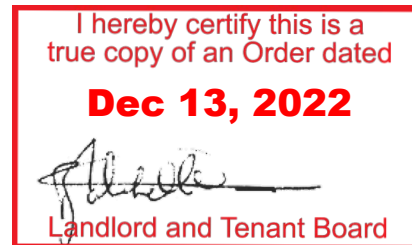
File Number: SOL-20051-21

In the matter of: 2(UPPER), 62 QUEENSTON STREET
ST.CATHARINES ON L2R2Z2

Between: 2537782 On Inc.

and

Jacqueline A Kvas
Veeta Amanda Mahabir



Landlord

Tenants

2537782 On Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Veeta Amanda Mahabir and Jacqueline A Kvas (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard via videoconference on December 6, 2022.

The Landlord's Legal Representative Ilan Shingait, the Landlord's Agent Ajay Singh and the Tenants attended the hearing.

The Tenants declined to speak with duty counsel prior to the hearing.

The Tenants were assisted by an ASL interpreter Heather Hawthorn.

At the outset of the hearing, the parties presented a consent agreement. I was satisfied that the Tenants understood the terms of the agreement and proceeded to grant the request to issue this order on consent.

On consent, it is ordered that:

1. On consent, the parties requested a final, non-voidable termination of this tenancy based on their agreement to terminate the tenancy as of April 3, 2023. The application is amended to include an L3 application for termination of the tenancy. As a consequence, the Tenant does not have the option to void the eviction order under subsections 74(4) or 74(11) of the Residential Tenancies Act, 2006 (the 'Act') by paying the outstanding rent.
2. The Tenancy is terminated as of April 3, 2023.
3. The Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced after April 3, 2023, at his own expense.

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 April 4, 2023.
5. The Landlord agrees to waive the arrears of rent and the application fee owing as of the date of the hearing.
6. The Landlord agrees to waive rent for December 2022, January & February 2023.
7. The Landlord agrees to apply the rent deposit to the last month of the Tenancy covering the period March 1, 2023 until April 3, 2023.
8. The parties agree that this settlement resolves all issues between them as of the date of the hearing.

December 13, 2022
Date Issued



Robert Patchett
Vice-Chair, Landlord and Tenant Board

Southern-RO
119 King Street West, 6th Floor
Hamilton ON L8P4Y7

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 September 4, 2023 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.