



**Order under Section 206  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-083350-23

**In the matter of:** 2004, 2269 LAKE SHORE BLVD. W.  
ETOBICOKE, ON M8V 3X6

**Between:** Russell Hunter

**And**

LaVaughn Pascall

I hereby certify this is a  
true copy of an Order dated  
**MAR 12, 2024**  
Landlord and Tenant Board

Landlord

Tenant

Russell Hunter (the 'Landlord') applied for an order to terminate the tenancy and evict LaVaughn Pascall (the 'Tenant'), because the Tenant did not pay the rent that the Tenant owes.

The Landlord and the Tenant filed a written agreement with the LTB on March 4, 2024, to resolve the Landlord's application.

**Determinations:**

1. The agreement reached by the Landlord and the Tenant resolves the Landlord's application.
2. The agreement has been signed by the Landlord and the Tenant.
3. The agreement was filed with the LTB before the hearing for the Landlord's application.
4. **As a result of this order, no hearing will be held.**

**Based on the parties' agreement, it is ordered that:**

1. The Tenant shall pay the Landlord \$8,486.00, which includes:
  - o \$8,300.00 for arrears owing up to February 29, 2024 and;
  - o \$186.00 for the fee paid by the Landlord for filing the application.
2. The Tenant shall pay the amount set out in paragraph 1 according to the following schedule:
  1. \$350.00 on or before March 1, 2024.
  2. \$350.00 on or before March 15, 2024.
  3. \$1,800.00 on or before March 29, 2024.
  4. \$350.00 on or before April 12, 2024.
  5. \$350.00 on or before April 26, 2024.

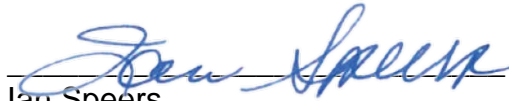
6. \$350.00 on or before May 10, 2024.
7. \$350.00 on or before May 24, 2024.
8. \$350.00 on or before June 7, 2024.
9. \$350.00 on or before June 21, 2024.
10. \$350.00 on or before July 5, 2024.
11. \$350.00 on or before July 19, 2024.
12. \$350.00 on or before August 2, 2024.
13. \$350.00 on or before August 16, 2024.
14. \$1,800.00 on or before August 30, 2024.
15. \$350.00 on or before September 13, 2024.
16. \$336.00 on or before September 27, 2024.

3. The Tenant shall also pay bi-weekly to the Landlord the lawful rent; on or before the second Friday of each month, for the period of March 2024, up to and including September 2024, or until all arrears in paragraph 1 have been paid, whichever is sooner. The lawful rent shall be paid according to the following schedule:

1. \$1,450.00 on or before March 1, 2024.
2. \$1,450.00 on or before March 15, 2024.
3. \$1,450.00 on or before April 12, 2024.
4. \$1,450.00 on or before April 26, 2024.
5. \$1,450.00 on or before May 10, 2024.
6. \$1,450.00 on or before May 24, 2024.
7. \$1,450.00 on or before June 7, 2024.
8. \$1,450.00 on or before June 21, 2024.
9. \$1,450.00 on or before July 5, 2024.
10. \$1,450.00 on or before July 19, 2024.
11. \$1,450.00 on or before August 2, 2024.
12. \$1,450.00 on or before August 16, 2024.
13. \$1,450.00 or before September 13, 2024.
14. \$1,450.00 or before September 27, 2024.

4. CONSEQUENCES OF BREACH: If the Tenant does not make any of the payments required in paragraphs 2 or 3 in full and on time:
- The Landlord 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 Landlord must make the application within 30 days of a breach of condition set out in paragraph 2 or 3. This normally results in the LTB issuing an eviction order without a hearing being held.
- OR**
- The Landlord may ask the LTB to reopen the application no later than 30 days after the Tenant's breach. This will result in a hearing at the LTB.
5. Either the Landlord or the Tenant can ask the LTB to reopen the application within 30 days of date this order is issued if they believe the other party forced them to enter into the agreement, or if the other party deliberately made false or misleading misrepresentations that had a material effect on the agreement and the order issued.

**March 12, 2024**  
**Date Issued**

  
Ian Speers  
Associate Chair, 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.