




I hereby certify this is a true copy of an Order dated
FEB 26, 2024

Landlord and Tenant Board

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

Citation: Mellon v Green, 2024 ONLTB 14365

Date: 2024-02-26

File Number: LTB-L-099152-23

In the matter of:

24 CONDIE ST
SMITHS FALLS ON K7A2T1

Between:

Dana Mellon
Sharon Mellon

Landlords

And

Carol Ann Green

Tenant

Dana Mellon and Sharon Mellon (the 'Landlords') applied for an order to terminate the tenancy and evict Carol Ann Green (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on February 16, 2024.

The Landlords and the Landlord's Representative, Anomeh Mehrabian, were present. The Tenant attended.

The parties voluntarily participated in a Board facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an Order on Consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the Order below.

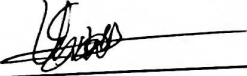
The Parties Agree that:

1. The lawful rent is \$1,010.76. Based on the Monthly rent, the daily rent/compensation is \$33.23. This amount is calculated as follows: \$1,010.76 x 12, divided by 365 days.
2. The rent arrears owing to February 15, 2024, are \$3,481.31.
3. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The Landlord collected a rent deposit of \$950.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$48.74 is owing to the Tenant for the period from July 1, 2020, to February 16, 2024.
5. The Tenant will contact the Landlord's Representative at least three (3) days prior to moving out of the rental unit either by calling the phone number: 416-937-2766 or email to amehrabian@stonegatelegalservices.ca.

It is ordered on consent that:

1. The application is amended to change the Tenant's middle name from "Curran" to "Ann" to reflect the Tenant's legal name, Carol Ann Green.
2. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 15, 2023.
3. If the unit is not vacated on or before March 15, 2024, then starting March 16, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after March 16, 2024.
5. The Landlords shall apply the rent deposit and the interest on the rent deposit to the last rental period of the tenancy, February 16, to March 15, 2024.
6. The Tenant shall pay \$3,667.31 to the Landlords on or before March 15, 2024. This amount represents arrears of rent owing up to February 15, 2024, including the \$186.00 application filing fee.
7. If the Tenant does not pay the Landlords the full amount owing on or before March 15, 2024, the Tenant will start to owe interest. This will be simple interest calculated from March 16, 2024, at 7.00% annually on the balance outstanding.

February 26, 2024
Date Issued



Eno Ubia
Hearings Officer, 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 September 16, 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.