



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

Citation: Thukral v Ehard, 2023 ONLTB 55186

Date: 2023-08-09

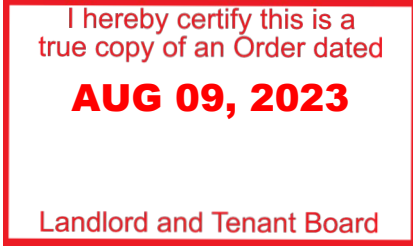
File Number: LTB-L-017216-23

In the matter of: 6, 4847 HWY 535
ST CHARLES ON P0M2W0

Between: Abhey Thukral
Monika Thukral

And

Derek Ehard



Landlords

Tenant

Abhey Thukral and Monika Thukral (the 'Landlords') applied for an order to terminate the tenancy and evict Derek Ehard (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 22, 2023. The Landlord's representative, J. Drago and the Tenant attended the hearing.

Determinations:

- 1. The parties came before me and requested to resolve the application with the following consent.

On consent, it is ordered that:

- 1. The Tenant shall pay to the Landlords \$2,836.00 for arrears of rent up to June 30, 2023 and costs.
- 2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - a) Commencing July 1, 2023, the Tenant shall pay \$200.00 on or before the 1st day of each month, for a period of 14 months (August 1, 2024).
 - b) The Tenant shall pay \$36.00 on or before September 1, 2024.
- 3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period July 1, 2023 to September 1, 2024, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after June 30, 2023.

August 9, 2023

Date Issued



Curtis Begg

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.