



Tribunals Ontario
Landlord and Tenant Board

Tribunaux décisionnels Ontario
Commission de la location immobilière

Order under Section 69 Residential Tenancies Act, 2006

Citation: Gilbert v Hymers, 2023 ONLTB 58123

Date: 2023-08-24

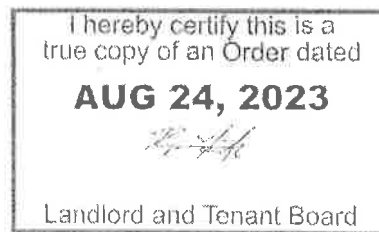
File Number: LTB-L-030137-23

In the matter of: 5135 15th Line
Clifford ON NOG1M0

Between: Carl Gilbert

And

Bill Hymers
Tracy Johnson



Landlord

Tenants

Carl Gilbert (the 'Landlord') applied for an order to terminate the tenancy and evict Bill Hymers and Tracy Johnson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

Mediation was held on August 16, 2023. The following parties participated in the mediation: The Landlord, Carl Gilbert, and the Tenants' representative, Janet Van Oordt.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed facts:

1. The current rent is \$2,000.00 per month as of August 1, 2023.
2. Effective September 1, 2023, the Landlord will reimburse the Tenants for hydro costs in accordance with the following schedule:

Month of Usage	Amount of Reimbursement
September	\$50.00
October	\$50.00
November	\$50.00
December	50% of total billed amount
January	50% of total billed amount
February	50% of total billed amount
March	100% of total billed amount
April	100% of total billed amount
May	\$50.00
June	\$50.00

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August	\$50.00
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3. The Tenants will forward hydro bills to the Landlord, and the Landlord will reimburse the respective amount on or before the 1st day of the following month.
4. The chicken coup at the property will be cleaned out and available for the Tenants' use on or before September 1, 2023.
5. The sea can at the property will be available for the Tenants' use on or before September 1, 2023.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord **\$8,368.15** which represents the arrears of rent (\$8,182.15) plus costs (\$186.00) for the period ending August 31, 2023
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
September 1, 2023	\$ 950.00
October 1, 2023	\$ 950.00
November 1, 2023	\$ 950.00
December 1, 2023	\$ 950.00
January 1, 2024	\$ 950.00
February 1, 2024	\$ 950.00
March 1, 2024	\$ 950.00
April 1, 2024	\$ 950.00
May 1, 2024	\$ 768.15

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **September 1, 2023 to May 1, 2024**, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants 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 Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after **August 31, 2023**.

August 24, 2023
Date Issued


Ryan Gacnik

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