

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

Citation: Morguard NAR Canada Limited Partnership v Williams, 2024 ONLTB 12664

Date: 2024-02-26

File Number: LTB-L-069991-22

In the matter of: 1612, 1477 MISSISSAUGA VALLEY BLVD
MISSISSAUGA ON L5A3Y4

Between: Morguard NAR Canada Limited Partnership Landlord

And

Leon A. Williams Tenant

Morguard NAR Canada Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Leon A. Williams (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on February 1, 2024.

The Landlord's Legal Representative Faith McGregor and the Tenant attended the hearing.

At the hearing the parties requested a consent order on the following terms. I was satisfied that the parties understood the consequences of the joint submission.

On the consent of the parties, it is ordered that:

1. The Tenant shall pay the Landlord the lawful monthly rent for February 2024 on or before February 7, 2024.
2. The Tenant shall pay the Landlord the lawful monthly rent on or before the first business day of each month commencing March 1, 2024, and continuing thereafter until and including February 28, 2025.
3. If the Tenant fails to make any of the payments in accordance with paragraph 1 or 2, and by the dates required, then


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. The Landlord must

make the application within 30 days of a breach of a condition set out in paragraph 1 or 2 of this order.

4. Both parties acknowledge the Tenant paid the filing fee on January 31, 2024.

February 26, 2024

Date Issued



Vinuri Sivalingam

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.