



Order under Section 69 Residential Tenancies Act, 2006

Citation: Zafar v Brooker and Belois, 2022 ONLTB 8722

Date: 2022-10-13

File Number: LTB-L-007172-22

In the matter of: 90 DAVID STREET
HAGERSVILLE ON N0A 1H0

Between: Ayesha Zafar Landlord

And

Carl Brady Brooker, Jacqueline Van Belois, Tenants
Ocean Brooker and Raven Brooker

Ayesha Zafar (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict Carl Brady Brooker, Jacqueline Van Belois, Ocean Brooker, and Raven Brooker (the 'Tenants') based on a form N4 notice of termination because the Tenants did not pay the rent that the Tenants owe.

A hearing took place at the Landlord and Tenant Board on August 16, 2022 via video teleconference on VC line 114. The Landlord's Legal Representative Dan Schofield attended with the Landlord. The Tenant Jacqueline Van Belois attended and was self-represented. The other Tenants in this matter did not attend, namely Carl Brady Brooker, Ocean Brooker, and Raven Brooker; however the Tenant Jacqueline Van Belois confirmed that she had authority to reach an agreement on their behalf.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties consented to the following order.

On consent, it is ordered that:

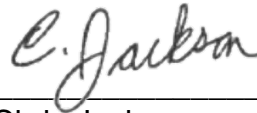
1. The tenancy is terminated as of September 30, 2022. The Tenants shall vacate the unit on or before that date.

If the unit is not vacated on or before September 30, 2022, then starting October 1, 2022, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord, on or after October 1, 2022.

The Tenants shall pay the Landlord \$95.34 per day in compensation for the use of the unit from October 1, 2022 to the date the Tenants vacate the unit.

2. The last month's rent deposit is applied to the period of September 2022.
3. The Tenants owe total arrears of \$23,386.00 which includes the application filing fee of \$186.00 and represents arrears for the period up to and including August 31, 2022 as of today's date of August 16, 2022.
4. If the Tenants fail to pay the total sum of \$23,386.00 noted in paragraph 3, then any outstanding balances shall become immediately due and payable on October 1, 2022 and simple interest will begin to accrue at the rate of 4 % per annum on any balance(s) owing pursuant to the Courts of Justice Act.
5. On or before August 23, 2022 the Landlord agrees to provide the Tenant Jacqueline Van Belois with a positive letter of reference.
6. On or before August 23, 2022 the Landlord agrees to request the removal of the outstanding arrears statement on the Landlord Credit Bureau with reference to this tenancy and will provide confirmation by e-mail to the Tenant Jacqueline Van Belois that the request has been made.
7. This order shall resolve all issues related to this application to today's date of August 16, 2022.

October 13, 2022
Date Issued



Chris Jackson
Dispute Resolution 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.

