



Order under Section 69
Residential Tenancies Act, 2006

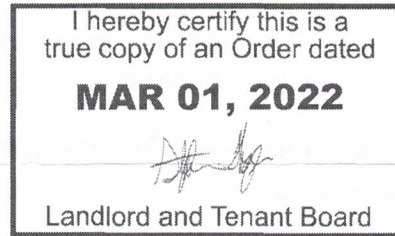
File Number: SOL-26212-21

In the matter of: 2 (UPPER), 79 BURGAR STREET
WELLAND ON L3B2S9

Between: 2537782 On Inc.

and

Michael Jacob Curtis
Sarah Johanna Koekoek



Landlord

Tenants

2537782 On Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Sarah Johanna Koekoek and Michael Jacob Curtis (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by videoconference on February 22, 2022. The Landlord Puneet Sandhu, the Landlord's representative Judith Callender, and the Tenants Sarah Johanna Koekoek and Michael Jacob Curtis, participated in mediation. The Tenants consulted with Tenant Duty Counsel prior to the mediation.

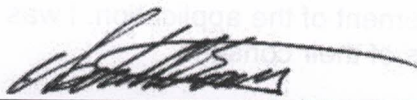
During mediation the parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

On consent, it is ordered that:

- [1] The total arrears owing to the Landlord up to February 28, 2022, including the \$186.00 application filing fee, are \$2,888.56.
- [2] The Tenants shall pay their lawful monthly rent for March 2022 on or before March 4, 2022.
- [3] Should the Tenants fail to make the payment listed in section [2] of this Order on Consent in full and on time, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006*, without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants. The Landlord must make this application no later than 30 days after the Tenants' failure to make a payment.

- [4] The tenancy between the Landlord and the Tenants is terminated on April 30, 2022. The Tenants must move out of the rental unit on or before April 30, 2022.
- [5] If the unit is not vacated on or before April 30, 2022, then starting May 1, 2022, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that eviction may be enforced.
- [6] If the unit is not vacated on or before April 30, 2022, the Tenants shall pay to the Landlord \$52.07 per day for compensation for the use of the unit starting May 1, 2022, to the date the Tenants move out of the unit.
- [7] 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 May 1, 2022.
- [8] The Last Month's Rent held on deposit by the Landlord shall be applied to the rent for April 2022.
- [9] The Tenants shall pay to the Landlord \$2,888.56 on or before April 30, 2022.
- [10] Should the Tenants fail to make the above-said payment in section [9] in full and on time, the entire remaining outstanding balance shall become due and payable forthwith under this Order on Consent. The Tenants will start to owe simple interest calculated at 2.00% annually on the balance outstanding starting May 1, 2022. The Landlord has the right to collect the balance outstanding under this Order on Consent.
- [11] This Order on Consent is in full and final settlement of the application.

March 1, 2022
Date Issued



Hearing Officer, Landlord and Tenant Board

Southern-RO
119 King Street West, 6th Floor
Hamilton ON L8P4Y7

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 November 1, 2022, 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.