



## Order under Section 69 Residential Tenancies Act, 2006

**Citation:** Kelly Lake (No. 8) Inc. v Biggs, 2024 ONLTB 10580

**Date:** 2024-02-09

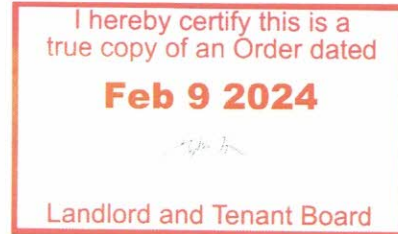
**File Number:** LTB-L-078459-23

**In the matter of:** 5, 1578 Kelly Lake Road  
Sudbury ON P3E4M1

**Between:** Kelly Lake (No. 8) Inc.

**And**

Normand Biggs  
Ashley Robertson



Landlord

Tenant

Kelly Lake (No. 8) Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Normand Biggs and Ashley Robertson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on January 31, 2024. The following participated in the mediation: The Landlord's agent, Paula Peroni; and Tenant, Normand Biggs.

The parties agree that the current rent is \$1,500.00, due on the 1st day of each month.

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

**On consent, it is ordered that:**

1. The Tenant shall pay to the Landlord \$2,650.00, which represents the arrears of rent (\$2,464.00) plus costs (\$186.00) for the period ending January 31, 2024.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order plus the rent for February 2024 to April 2024 as follows:

<b>Date of Payment</b>	<b>Amount of Payment</b>
February 1, 2024	\$2,384.00 (February rent + \$186 costs + \$698 arrears)
March 1, 2024	\$2,384.00 (March rent + \$884 arrears)
April 1, 2024	\$2,382.00 (April rent + \$882 arrears)

3. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent 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 that became owing after January 31, 2024.

**February 9, 2024**  
**Date Issued**

  
Stephan Kozak  
Hearing 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.