



March 25, 2024

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

Citation: Segal v Phillips, 2024 ONLTB 21400

Date: 2024-03-25

File Number: LTB-L-084033-23

In the matter of: Laneway-25 EAST 19TH ST
HAMILTON ON L9A4R9

Between: Daniel Segal Landlord
Jocelyn Tatebe

And

Jasmine Phillips Tenant

Daniel Segal and Jocelyn Tatebe (the 'Landlord') applied for an order to terminate the tenancy and evict Jasmine Phillips (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 18, 2024.

The Landlord together with his representative Mr. Schofield and the Tenant attended the hearing.

With the assistance of a dispute resolution officer the parties consented to the terms hereinafter.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on April 30, 2024.
2. If the unit is not vacated on or before April 30, 2024, then starting May 1, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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, 2024.
4. The last month rent on deposit in the amount of \$2,290.00 will be applied to the rental period of April 2024.
5. The Tenant shall also pay the Landlord compensation of \$92.06 per day for the use of the unit starting until the date the Tenant moves out of the unit.
6. Outstanding arrears and filing fees to April 18, 2024, are in the amount of \$22,836.00.
7. If the Tenant does not pay the Landlord the full amount owing (\$22,836.00) on or before April 30, 2024, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2024 at 7.00% annually on the balance outstanding.

8.

March 25, 2024

Date Issued



Suzy Franklyn

Hearings 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 1, 2024 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.

