



Order under Section 69 Residential Tenancies Act, 2006

Citation: Knapton v Carman, 2024 ONLTB 10811

Date: 2024-02-13

File Number: LTB-L-007053-24

In the matter of: 25 MOHAWK DR
GUELPH ON N1E1H9

Between: Lauren Knapton

And

Carol Carman
Candice Carman

I hereby certify this is a
true copy of an Order dated

February 13, 2024

Landlord and Tenant Board

Landlord

Tenant

Lauren Knapton (the 'Landlord') applied for an order to terminate the tenancy and evict Carol Carman and Candice Carman (the 'Tenant') because:

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

The parties engaged in settlement discussions during the online negotiation stage of the application. As a result, the parties arrived at terms of settlement and both parties acknowledged their agreement on the online communication portal and in person via zoom on February 1, 2024 and requested an Order on Consent.

The Landlord, the Landlord's representative, Bruce Parsons and the Tenant, Candice Carmen attended mediation.

The Tenant, Candice Carman provided evidence that she was authorized by the second Tenant, Carol Carman to represent her in this matter. I was satisfied that the parties understood the consequences of the Consent.

Agreed Facts:

1. The Landlord served the Tenants with a N8 notice of termination with the termination date of March 30, 2024.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$[REDACTED]. It is due on the 1st day of each month.
4. The rent arrears owing up to February 28, 2024 are \$3,930.20.
5. The Landlord collected on October 15, 2018 a rent deposit of \$[REDACTED] from the Tenant and this deposit is still being held by the Landlord.

6. Interest on the rent deposit, in the amount of \$155.44 is owing to the Tenant for the period from October 15, 2018 to February 28, 2024.
7. Landlord waives all arrears.
8. The Tenants' rent deposit shall be applied to rent owing for the month of March 2024.
9. A portion of interest owing on last month rent deposit, \$80.20, shall be used to top up the rent for March 2024. The Tenants waive claim to the remaining interest owing on last month rent deposit (\$75.24) in exchange for the Landlord waiving the claim to the rent arrears.
10. The Landlord waives the \$186.00 application fee.
11. This order resolves all issues with regards to this tenancy up to February 1, 2024.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of March 30, 2024. The Tenant must move out of the rental unit on or before March 30, 2024.
2. The Landlord shall apply the last month rent deposit to the month of March 30, 2024, which is the last rental period of the tenancy.
3. If the unit is not vacated on or before March 30, 2024, then starting March 31, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 March 31, 2024.

February 13, 2024
Date Issued



Floredana Ungureanu
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 September 30, 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.