



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

**Citation:** STOVER v Roby, ONLTB 0

**Date:**

**File Number:** LTB-L-003362-22

**In the matter of:** UNIT #2, 39 BEECHWOOD CRESCENT  
CHATHAM ON N7M5A7

**Between:** 22939843 ONTARIO INC., MICHAEL D STOVER

**And**

Joshua Roby

I hereby certify this is a  
true copy of an Order dated  
**Oct 24, 2022**  
Landlord and Tenant Board

Landlord

Tenant

22939843 ONTARIO INC., MICHAEL D STOVER (the 'Landlord') applied for an order to terminate the tenancy and evict Joshua Roby (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes and because the Tenant is persistently late paying the rent..

This application was heard by videoconference on October 19, 2022. .

Mike Stover, the Landlord's Legal Representative, the Tenant, Jeff Wilkins, Tenant duty counsel, Jennifer and Darryl Egan, the Landlord's employee's attended the hearing.

The parties participated in mediation and requested the following order on consent. I am satisfied that they understood the consequences of this consent order.

The parties agree that the lawful monthly rent increases on January 1, 2023 from \$956.00 per month to \$979.90 per month.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$871.00 for arrears of rent up to October 31, 2022. The Tenant also owes the Landlord \$186.00 for the filing fee. The total that the Tenant owes the Landlord is \$1,057.00.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

The Tenant shall make 5 payments of \$211.40 each for arrears and the filing fee, on the first day of each month, commencing November 1, 2022 up to and including March 1, 2023. The first payment will be applied to the filing fee.

3. With respect to the L2/N8 portion of the application:

For a period of 12 months, the Tenant shall pay to the Landlord the rent on time and in full as it comes due and owing for the period November 1, 2022 to October 1, 2023.

4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs 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, NSF fees and related charges that became owing after October 31, 2022.

October 24, 2022  
**Date Issued**

  
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Laura Rossiter  
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.