



**Order under Section 206  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-002899-22

**In the matter of:** 1, 16 EAST AVE  
BRANTFORD ON N3S 3L1

I hereby certify this is a  
true copy of an Order dated  
**JUN 17, 2022**  
  
Landlord and Tenant Board

**Between:** 1927505 Ontario Inc.

Landlord

**And**

Daniel Generoux, Gabrielle Generoux, Ryan Benoit

Tenants

1927505 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Daniel Generoux, Gabrielle Generoux, Ryan Benoit (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord and the Tenants filed a written agreement with the Board on May 31, 2022 to resolve the Landlord's application.

**Determinations:**

1. The agreement reached by the Landlord and the Tenants resolves the Landlord's application.
2. The agreement has been signed by the Landlord and the Tenants.
3. The agreement was filed with the LTB before the hearing for the Landlord's application.
4. As a result of this order, no hearing will be held.

**Based on the parties' agreement, it is ordered that:**


1. The Tenants shall pay the Landlord \$1,621.00, which includes:
  - o \$1,435.00 for arrears owing up to April 30, 2022
  - o \$186.00 for the fee paid by the Landlord for filing the application
2. The Tenants shall pay the amount set out in paragraph 1 according to the following schedule:
  1. \$400.00 on or before April 20, 2022.
  2. \$400.00 on or before May 20, 2022.
  3. \$400.00 on or before June 20, 2022.
  4. \$400.00 on or before July 20, 2022.
  5. \$21.00 on or before August 20, 2022.

3. The Tenants shall also pay the Landlord the full rent on or before the **first** day of each **month** for the period from **May 2022** up to and including **August 2022** or until all arrears in paragraph 1 have been paid, whichever is sooner.
4. CONSEQUENCES OF BREACH: If the Tenants do not make any of the payments required in paragraphs 2 or 3 in full and on time:
  - The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of condition set out in paragraph 2 or 3. This normally results in the LTB issuing an eviction order without a hearing being held.

**OR**

- The Landlord may ask the LTB to reopen the application no later than 30 days after the Tenants breach. This will result in a hearing at the LTB.
5. Either the Landlord or the Tenants can ask the LTB to reopen the application within 30 days of date this order is issued if they believe the other party forced them to enter into the agreement, or if the other party deliberately made false or misleading misrepresentations that had a material effect on the agreement and the order issued.

**June 17, 2022**  
**Date Issued**

  
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Ian Speers  
Vice Chair, 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.