



Order under Section 69 Residential Tenancies Act, 2006

Citation: Blay v Hiltz, 2023 ONLTB 76738

Date: 2023-11-16

File Number: LTB-L-062511-23

LTB-L-057854-23

In the matter of: 24 CUNNINGHAM DRIVE
BARRIE ON L4N8L4

Between: Brittany Blay
Elizabeth Blay

And

Jenna Hiltz
Innocent Okorie

I hereby certify this is a
true copy of an Order dated
NOV 16, 2023
Landlord and Tenant Board

Landlords

Tenants

Brittany Blay and Elizabeth Blay (the 'Landlords') applied for an order to terminate the tenancy and evict Jenna Hiltz and Innocent Okorie (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owes.
- The Landlord requires vacant possession of the rental unit for their personal use for a period of at least one year.

These applications were heard by videoconference on October 12, 2023. The first named Landlord, the Landlords' legal representative, L. Dubois, and the Tenants attended the hearing.

Determinations:

1. The parties came before me and requested to resolve the application with the following consent.

On consent, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated as of November 30, 2023. The Tenants must move out of the rental unit on or before that date.
2. The parties agree that as of the hearing date the Tenants owe the Landlord \$7,158.68, inclusive of costs.
3. Provided that the Tenants give vacant possession of the rental unit as outlined in paragraph 1 to the Landlord and that the unit is left in a 'broom swept' condition, free of the tenants belongings, the Tenants shall receive a credit in the amount of \$1,972.68 to be applied to the outstanding amount. Which would reduce the amount in paragraph 2, to \$5,000.00.
4. If the Tenants do not comply with paragraph 3 above, then the credit of \$1,972.68.

5. The Tenants shall also pay the Landlords compensation of \$62.24 per day for the use of the unit starting December 1, 2023 until the date the Tenants moves out of the unit.
6. If the Tenants does not pay the Landlords the full amount owing on or before November 30, 2023, the Tenants will start to owe interest. This will be simple interest calculated from December 1, 2023 at 7.00% annually on the balance outstanding.
7. If the unit is not vacated on or before November 30, 2023, then starting December 1, 2023, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after December 1, 2023.
9. This order also satisfies LTB-L-057854.23, the Landlord is also waving the filing fee for that application.

November 16, 2023
Date Issued



Curtis Begg
Member, 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 May 28, 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.