




I hereby certify this is a true copy of an Order dated
APR 11, 2024

Landlord and Tenant Board

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

File Number: LTB-L-045580-23-AM

In the matter of: Main Floor, 100 Queen Street
Fenelon Falls ON K0M1N0

Between: **Manpreet Singh Badhan** Landlord

And

Juanita Miscio Tenant

AMENDED ORDER

This order is amended to correct a clerical error that occurred on the Landlord’s application. The amendment is bolded and underlined for ease of reference.

Manpreet Singh Badhan (the 'Landlord') applied for an order to terminate the tenancy and evict Juanita Miscio (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes and because the Tenant has persistently paid their rent late.

This application was heard by videoconference on December 21, 2023.

The Landlord, the Landlord’s representative, Berkun Altun and the Tenant attended the hearing. The Tenant met with Tenant Duty Counsel and obtained summary legal information prior to the commencement of the hearing.

As of the date of this order, the member who presided at the hearing is on leave and unable to issue the order. The order has accordingly issued based on the Board’s record of the hearing.

It is agreed on consent that:

1. The total arrears and costs (filing fee) owing to the Landlord by the Tenant, up to December 31, 2023 is \$20,086.00.
2. The Landlord collected and is retaining a last month’s rent deposit from the Tenant in the amount of \$2,250.00.
3. The Tenant will provide the Landlord with their new address.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before December 31, 2023.
2. If the unit is not vacated on or before December 31, 2023, then starting January 01, 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 January 01, 2024.
4. The Tenant shall pay to the Landlord \$20,086.00 representing rental arrears to December 31, 2023 (\$19,900.00) and the cost of filing the applications (\$186.00).

April 5, 2024
Date Issued



Troy Rossignol
Vice Chair, Landlord and Tenant Board

April 11, 2024
Date Amended

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 June 01, 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.