



Order under Section 206 Residential Tenancies Act, 2006

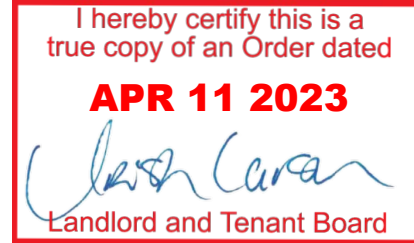
File Number: LTB-L-016947-23

In the matter of: LOWER UNIT, 349 WEST ST
BRANTFORD ON N3R3V8

Between: Glenn Brown
Pamela O'Hagan

And

Jacob Deane
Keasha Maile



Landlords

Tenants

Glenn Brown and Pamela O'Hagan (the 'Landlords') applied for an order to terminate the tenancy and evict Jacob Deane and Keasha Maile (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlords and the Tenants filed a written agreement with the LTB on March 16, 2023, to resolve the Landlord's application.

Determinations:

1. The agreement reached by the Landlords and the Tenants resolves the Landlord's application.
2. The agreement has been signed by the Landlords 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 Landlords \$2,866.00, which includes:
 - o \$2,680.00 for arrears owing up to March 31, 2023.
 - o \$186.00 for the fee paid by the Landlords for filing the application.
2. The Tenants shall pay the amount set out in paragraph 1 according to the following schedule:
 1. \$477.67 on or before April 1, 2023.



2. \$477.67 on or before May 1, 2023.
 3. \$477.67 on or before June 1, 2023.
 4. \$477.67 on or before July 1, 2023.
 5. \$477.67 on or before August 1, 2023.
 6. \$477.65 on or before September 1, 2023.
3. The Tenants shall also pay the Landlords the full rent on or before the first day of each month for the period from April 2023 up to and including September 2023 or until all arrears in paragraph 1 have been paid, whichever is sooner.
4. CONSEQUENCES OF BREACH: If the Tenants does not make any of the payments required in paragraphs 2 or 3 in full and on time:
- o The Landlords 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 Landlords 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

- o The Landlords may ask the LTB to reopen the application no later than 30 days after the Tenant's breach. This will result in a hearing at the LTB.
5. Either the Landlords 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.

April 11, 2023
Date Issued

Trish Carson
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.