



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

Citation: BELLO HORIZONTE NON-PRFIT HOMES CORP. v Roper, 2023 ONLTB 73036

Date: 2023-11-08

File Number: LTB-L-044955-23

In the matter of: 710, 1500 KEELE ST
YORK ON M6N5A9

Between: BELLO HORIZONTE NON-PRFIT HOMES CORP. Landlord

And

Sophia Roper Tenant

BELLO HORIZONTE NON-PRFIT HOMES CORP. (the 'Landlord') applied for an order to terminate the tenancy and evict Sophia Roper (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on October 24, 2023.

The Landlord's legal agent, Ramona Hossu, and the Tenant attended the hearing, at which time the Tenant testified that they waived Duty Counsel. As well, the parties consented to the following terms. I am satisfied that the Tenant understood the terms and their consequences and freely entered into the terms.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,965.00 for arrears of rent up to October 31, 2023 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - i) \$1,500.00 by November 7, 2023
 - ii) \$1,200.00 by November 16, 2023
 - iii) \$1,300.00 by November 21, 2023
 - iv) \$965.00 by December 20, 2023
3. If the Tenant fails to comply with any of paragraph 2, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* for an order terminating the tenancy and

evicting the Tenant. The Landlord must make the application within 30 days of the Tenant's breach.

4. On or before December 20, 2023, the Tenant shall also pay the Landlord the application filing fee in the amount of \$186.00.

5. If the Tenant fails to pay in accordance with paragraph 4, above, the entire balance outstanding as of the date of non-payment will become due immediately and the Tenant will start to owe simple interest calculated at 7.00% annually on the balance outstanding.

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November 8, 2023
Date Issued

Sean Henry
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.