



Order under Section 69 Residential Tenancies Act, 2006

Citation: Melo Investments Ltd. v Hernandez, 2024 ONLTB 15967

Date: 2024-03-28

File Number: LTB-L-060720-23

In the matter of: 8, 74 HAZELGLEN DR
KITCHENER ON N2M2E3

Between: Melo Investments Ltd.

And

Ernesto Hernandez
Maite Hernandez

I hereby certify this is a
true copy of an Order dated
March 28, 2024
Landlord and Tenant Board

Landlord

Tenants

Melo Investments Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Ernesto Hernandez and Maite Hernandez (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 20, 2024.

The Landlord, Landlord's Legal Representative, Jordan Nieuwhof, and Tenant, Ernesto Hernandez, attended the hearing. Ernesto Hernandez stated that he was representing 2nd named Tenant Maite Hernandez.

At the hearing, the parties consented to the following order.

The parties agreed that:

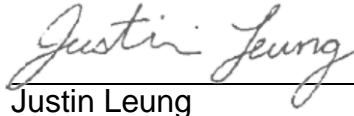
1. The arrears, and costs, are \$23,740.96 to February 29, 2024.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated as of March 1, 2024. The Tenants must move out of the rental unit on or before March 1, 2024.
2. If the unit is not vacated on or before March 1, 2024, then starting March 2, 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 March 2, 2024.
4. The Tenants are to remove any garbage, and personal belongings, on or before March 1, 2024.

5. The unit keys are to be placed on the front counter of the unit on or before March 1, 2024.
6. If the Tenants do not vacate the unit by March 1, 2024, then the arrears and costs will be owing to the Landlord, with the rent deposit and interest to be deducted, with the Tenants starting to owe interest. This will be simple interest calculated from February 2, 2024, at 7.00% annually on the balance outstanding.

March 28, 2024
Date Issued


Justin Leung
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.