



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

**Citation:** Doan v Avery, 2023 ONLTB 27701

**Date:** 2023-03-29

**File Number:** LTB-L-049426-22

**In the matter of:** 60 MILDRED AVE  
ST CATHARINES ON L2R6J3

**Between:** Samuel Doan

**And**

Kassiddy Avery  
Nicholas Appelman

I hereby certify this is a  
true copy of an Order dated  
**MAR 29, 2023**  
Landlord and Tenant Board

Landlord

Tenants

Samuel Doan (the 'Landlord') applied for an order to terminate the tenancy and evict Kassiddy Avery and Nicholas Appelman (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 16, 2023.

The Landlord Samuel Doan and the Tenant Kassiddy Avery attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

**It is ordered on consent that:**

1. The Tenants shall pay to the Landlord \$12,676.00 for arrears of rent up to March 31<sup>st</sup>, 2023, which includes the \$186.00 filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  1. \$676.00 on or before April 20<sup>th</sup>, 2023
  2. \$1,000.00 on or before May 20<sup>th</sup>, 2023
  3. \$1,000.00 on or before June 20<sup>th</sup>, 2023
  4. \$1,000.00 on or before July 20<sup>th</sup>, 2023
  5. \$1,000.00 on or before August 20<sup>th</sup>, 2023
  6. \$1,000.00 on or before September 20<sup>th</sup>, 2023

7. \$1,000.00 on or before October 20<sup>th</sup>, 2023
  8. \$1,000.00 on or before November 20<sup>th</sup>, 2023
  9. \$1,000.00 on or before December 20<sup>th</sup>, 2023
  10. \$1,000.00 on or before January 20<sup>th</sup>, 2024
  11. \$1,000.00 on or before February 20<sup>th</sup>, 2024
  12. \$1,000.00 on or before March 20<sup>th</sup>, 2024
  13. \$1,000.00 on or before April 20<sup>th</sup>, 2024
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing (on the 1<sup>st</sup> day of each month) for the period of April 1<sup>st</sup>, 2023, to April 30<sup>th</sup>, 2024, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after March 31<sup>st</sup>, 2023.

**March 29, 2023**  
**Date Issued**



**Paula West Oreskovich**  
Hearing Officer, 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.