



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

I hereby certify this is a  
true copy of an Order dated

**Jan 19, 2022**

SA

Landlord and Tenant Board

**File Number:** TEL-19339-21

**In the matter of:** B, 123 WEST STREET  
TRENTON ON K8V 2M4

**Between:** Chantal Lefebvre Landlords  
Kevin Martin

**and**

Torry Gough Tenant

Chantal Lefebvre and Kevin Martin (the 'Landlords') applied for an order to terminate the tenancy and evict Torry Gough (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused undue damage to the premises. The Landlords has also applied for an order requiring the Tenant to compensate the Landlords for the damage; and because the Tenant has been persistently late in paying the Tenant's rent. The Landlords also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled for a merits hearing, via video conference, on January 11, 2022 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant attended and consulted with Tenant Duty Counsel prior to mediation. Both Landlords participated and were represented by Deb Howitt.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

**On consent of the parties, it is ordered that:**

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2022.
2. **If the unit is not vacated on or before May 31, 2022, then starting June 1, 2022, 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 June 1, 2022.**

4. If the rental unit has not been vacated on or before May 31, 2022, the Landlord may also collect a per diem rate of \$45.05 (based on \$1 370.25 per month X 12 months / 365 days) for use of the unit starting June 1, 2022 to the day the Tenant vacates the unit.
5. With fifteen (15) days written notice to the Landlords, the Tenant may terminate the tenancy prior to May 31, 2022.
6. The last months rent deposit shall be applied to the last month of the tenancy.
7. The Tenant shall pay to the Landlord \$4 370.00 which represents all damages to the rental unit up to and including January 11, 2022. This amount shall be paid as follows:
  - a) \$3 000.00 on or before March 31, 2022
  - b) \$1 370.00 on or before May 1, 2022
8. If there is a breach in payment, as per paragraph 7, then the balance becomes due and payable immediately and Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing the date following the breach.
9. Commencing February 1, 2022, the Tenant shall pay the monthly rent on or before the first (1<sup>st</sup>) day of each and every month that the Tenant remains in the rental unit.
10. The Tenant shall not leave her dogs unattended for more than a six (6) hour period. Further, the dogs shall be crated when unattended.
11. **If the Tenant fails to meet any of the terms, as per paragraphs 9 & 10 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant. The Landlord must make this application no later than 30 days after the Tenant's failure to meet this term.**
12. The Tenant shall pay the \$186.00 application filing fee on or before January 14, 2022. If there is a breach in payment, Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing January 15, 2022.

13. In accordance with Section 81 of the Act, the part of this Order relating to the eviction expires on December 1, 2022 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.



**January 19, 2022**

**Date Issued**

Toronto East-RO  
2275 Midland Avenue, Unit 2  
Toronto ON M1P 3E7

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**Susan Parsons**

Dispute Resolution Officer/Hearings Officer  
Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.