



**OCT 19, 2023**

Landlord and Tenant Board

**Order under Section 69 Landlord and Tenant Board  
Residential Tenancies Act, 2006**

**Citation:** Provenzano v McGraw, 2023 ONLTB 67224

**Date:** 2023-10-19

**File Number:** LTB-L-039668-23

**In the matter of:** #1, 195 CROMWELL AVE  
OSHAWA ON L1J4T7

**Between:** Sartorio Santo Provenzano Landlord

**And**

Maxwell McGraw and Roxanne Wright Tenants

Sartorio Santo Provenzano (the 'Landlord') applied for an order to terminate the tenancy and evict Maxwell McGraw and Roxanne Wright (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on September 28, 2023.

The Landlord and the Tenant Maxwell McGraw attended the hearing.

The parties before the LTB consented to the following order:

**It is ordered on consent that:**

1. The Tenants shall pay to the Landlord \$3,300.00 for arrears of rent up to September 30, 2023 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - \$330.00 on or before October 1, 2023;
  - \$330.00 on or before November 1, 2023;
  - \$330.00 on or before December 1, 2023;
  - \$330.00 on or before January 1, 2024;
  - \$330.00 on or before February 1, 2024;
  - \$330.00 on or before March 1, 2024;

- \$330.00 on or before April 1, 2024;
  - \$330.00 on or before May 1, 2024;
  - \$330.00 on or before June 1, 2024; AND
  - \$330.00 on or before July 1, 2024.
3. The Tenants shall also pay to the Landlord October rent on or before October 10, 2023, and new rent on time and in full as it comes due and owing for the period November 1, 2023 to July 1, 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 September 30, 2023.

**October 19, 2023**  
**Date Issued**

  
Alicia Johnson  
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.