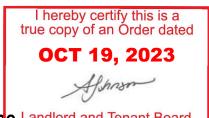


## Tribunaux décisionnels Ontario

Commission de la location immobilière



## Order under Section 6 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;

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

- \$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.