



Order under Section 16.1 of the  
**Statutory Powers Procedure Act**  
and the **Residential Tenancies Act, 2006**

**Date:** 2023-06-20

**File Number:** LTB-L-001513-23-IN

**In the matter of:** 729 SPITFIRE STREET  
WOODSTOCK ON N4T0B1

**Between:** Ankit Verma

**And**

Ryan Barrie Brett  
Donna Fleury

I hereby certify this is a  
true copy of an Order dated  
**JUN 20, 2023**  
Landlord and Tenant Board

Landlord

Tenants

**INTERIM ORDER**

Ankit Verma (the 'Landlord') applied for an order to terminate the tenancy and evict Ryan Barrie Brett and Donna Fleury (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 7, 2023. The Landlord representative, Shikha Kapoor, and Tenant Ryan Barrie Brett, attended the hearing.

**Determinations:**

1. There was insufficient time remaining during the hearing block to commence the hearing for this matter. I therefore adjourned the hearing.
2. The Landlord's representative requested that the adjourned hearing be scheduled on a priority basis, and that the Tenants be ordered to pay the monthly rent, given the significant rent arrears in this tenancy and the Landlord's resulting financial losses. To mitigate prejudice to the Landlord as a result of adjourning the hearing, I grant the Landlord's request.

**It is ordered that:**

1. The hearing is adjourned, and will be scheduled by the Board on a priority basis.
2. I am not seized of the matter.
3. On or before the 1st day of every month the Tenants shall pay to the Landlord the lawful monthly rent until this application is resolved by the Board. The Board may refuse to consider the Tenants' evidence and submissions if the Tenants fail to pay the monthly rent.
4. As soon as possible, but no later than June 23, 2023, the parties shall submit to the Board their unavailable dates for the period of June 26, 2023 to September 30, 2023.

5. The Tenants and the Landlord shall provide to each other, by email, any documents, photographs, receipts, recordings, or similar items that they intend to rely upon, at least seven days before the date of the adjourned hearing.
6. Any documents, photographs, receipts, recordings, or similar items that the Tenants or the Landlord intend to rely upon in response to the other parties' disclosures, shall be provided to the other parties, by email, at least five days before the adjourned hearing.
7. All submissions must be uploaded on the Tribunals Ontario Portal (TOP) online. They may also be submitted via email at LTB.Evidence@ontario.ca.
8. Pursuant to Rule 19.7 of the Board's Rules of Procedure, a party that does not comply with an order for disclosure may not be permitted to rely on any evidence not properly disclosed.

**June 20, 2023**  
**Date Issued**

---

**Frank Ebner**  
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.