

Order under Section 69  
Residential Tenancies Act, 2006

File Number: SOL-84420-17  
SOL-85606-17

In the matter of: 3, 518 LINCOLN STREET  
WELLAND ON L3B4P1

Between: Kris Marinuk Landlord

and

Echo Fleury  
Veronica Dube

Tenants

I hereby certify this is a true copy of an Order



Dated SEP 26 2017  
Landlord and Tenant Board

Kris Marinuk (the 'Landlord') applied for an order to terminate the tenancy and evict Echo Fleury and Veronica Dube (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe and because the Tenants have persistently failed to pay the rent on the date it was due. The Landlord also claimed NSF cheque charges and related administration charges.

This application was heard in St. Catharines on September 21, 2017. The Landlord and the Tenants attended the hearing.

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

1. The Tenant shall pay to the Landlord \$2,180.00, which represents the arrears of rent and costs outstanding for the period ending September 30, 2017.
2. The Landlord's application for eviction of the Tenant is denied on the condition that:
  - (a) The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order:


Date Payment Due	Amount of Payment
September 22, 2017	\$975.00 (costs and arrears)
October 1, 2017	\$200.00 (arrears)
October 20, 2017	\$200.00 (arrears)
November 1, 2017	\$200.00 (arrears)
November 20, 2017	\$200.00

	(arrears)
December 1, 2017	\$200.00 (arrears)
January 1, 2018	\$205.00 (arrears)

- (b) The Tenant shall also pay the Landlord the rent for the months of October 2017 to September 2018 in full, and on the first of each corresponding month.
3. If the Tenant fails to make any of the payments in accordance with paragraph 2, and by the dates required, then:
- (a) The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
- (b) The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the *Act*.

**September 26, 2017**  
**Date Issued**

Southern-RO  
119 King Street West, 6th Floor  
Hamilton ON L8P4Y7

  
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Petar Guzina  
Member, Landlord and Tenant Board

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