

Order under Section 69
Residential Tenancies Act, 2006

File Number: SOL-04984-19
SOL-04985-19

In the matter of: 2, 518 LINCOLN STREET
WELLAND ON L3B4P1

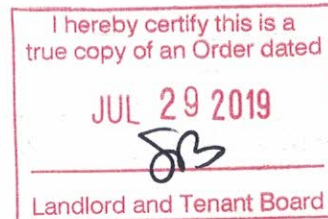
Between: Kris Marinuk

Landlord

and

Heather Vollick

Tenant



Kris Marinuk (the 'Landlord') applied for an order to terminate the tenancy and evict Heather Vollick (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes and because the Tenant has persistently failed to pay the rent on the date it was due.

This application was heard in St. Catharines on July 25, 2019. The Landlord and the Tenant attended the hearing.

With the assistance of a Board Mediator, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$2,550.00, which represents the arrears of rent and costs (\$350.00) outstanding for the period ending July 31, 2019.
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
August 1, 2019	\$320.00 (costs)
September 1, 2019	\$320.00 (costs and arrears)
October 1, 2019	\$320.00 (arrears)

November 1, 2019	\$320.00 (arrears)
December 1, 2019	\$320.00 (arrears)
January 1, 2020	\$320.00 (arrears)
February 1, 2020	\$320.00 (arrears)
March 1, 2020	\$320.00 (arrears)
April 1, 2020	\$340.00 (arrears)

- (b) The Tenant shall also pay the Landlord the rent for the months of August 2019 to June 2020 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*.

July 29, 2019
Date Issued

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



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.

**ServiceOntario – Landlord and Tenant Board
Document Tracking Form**

SOL-04985-19
SOL-04984-19

Applicant Name: KRIS MARINUK File # (if any) _____

Rental Unit Address: 2-518 LINCOLN ST, WELAND, ON, L3B4P1

Landlord Applications Submitted (circle all that apply)

Application	L1	L2	L3	L4	L5	L6	L7	L8	L9
Notice Form	N4 (mandatory)	N5 N6 N7 N8 N12 N13 (mandatory min. 1 notice)	N9 N11 (or written agreement) (one of these is mandatory)	<input checked="" type="checkbox"/>					
Mandatory Supporting Documents	Certificate of Service	Certificate of Service (mandatory 1 per notice)	Affidavit or Declaration	<input checked="" type="checkbox"/> Affidavit or Declaration <input checked="" type="checkbox"/> Copy of Order or Agreement					

COPY

Tenant Applications Submitted (circle all that apply)

Application	T1	T2	T3	T4	T5	T6	T7

Co-op Applications Submitted (circle all that apply)

****NOTE: Co-op Applications must be sent to the Toronto North Office****

Application	C				Other
Appendix	C1	C2	C3	C4	Response
Notice Form	N4C (mandatory)	N5C N6C N7C N8C (mandatory min. 1 notice)			
Mandatory Supporting Documents	Certificate of Service	Certificate of Service (mandatory 1 per notice)	Affidavit or Declaration	<input checked="" type="checkbox"/> Affidavit or Declaration <input checked="" type="checkbox"/> Copy of Order or Agreement	

Other Documents Submitted (circle all that apply)

Evidence	*Payment-In Deposit Slip	*Request to Extend or Shorten Time	*Request for Review	*Motion to Set Aside an Ex Parte Order	*Tenant's Motion to Void an Order	Request for Hearing Recording	Fee Waiver Request
Certificate of Service							

Other _____

*Indicates a document that may be time sensitive; ServiceOntario shall fax a copy to LTB and courier originals.

Payment Information (check method of payment and indicate amount if applicable)

X		Methods of Payment processed by ServiceOntario	Amount
<input checked="" type="checkbox"/>		Paid in Cash to ServiceOntario	\$
		Paid by Debit to ServiceOntario	\$
		Paid by Credit Card to ServiceOntario (Request to Review an Order only)	\$

X		Methods of Payment processed by LTB
<input checked="" type="checkbox"/>		Payment by certified cheque, bank draft or money order to be processed by LTB
		Payment by credit card to be processed by LTB (all applications/documents <u>except</u> Request to Review an Order) > Ensure card number, expiry date and signature of the cardholder, are all included.
<input checked="" type="checkbox"/>		Document does not require a fee to be paid
		Document accompanied by Fee Waiver Request

Important Information for Clients Filing Applications

After your application has been processed, the Notice of Hearing packages will be mailed to you by the Landlord and Tenant Board.

For more information about your application or information about the Landlord and Tenant Board, please call 416-645-8080 or toll free at 1-888-332-3234.

Comments:

ServiceOntario
AUG 30 2019
ST. CATHARINES