



I hereby certify this is a
true copy of an Order dated
FEB 6 2024
Landlord and Tenant Board

**Order under Section 69
Residential Tenancies Act, 2006**

Citation: 1000384508 Ontario Inc v Walton, 2024 ONLTB 10131

Date: 2024-02-06

File Number: LTB-L-047644-23

In the matter of: 2666 VINE CRT
WINDSOR ON N8T2X3

Between: 1000384508 Ontario Inc Landlord

And

Audrey Walton Tenant

Thaer Elrefai (the 'Landlord') applied for an order to terminate the tenancy and evict Audrey Walton (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also applied for an order to terminate the tenancy and evict Audrey Walton (the 'Tenant') because:

- 1. the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on January 23, 2024.

The following people attended the hearing:

The Landlord, Thaer Elrefai.

The Landlord's legal representative, John Kulikowski.

The Tenant's legal representative, Tori Lee Jenkins.

The parties before the LTB consented to the following order:

On consent it is ordered that:

1. The tenancy terminates on March 31, 2024. The Tenant must vacate the rental unit on or before March 31, 2024 and return the keys and vacant possession of the rental unit to the Landlord.
2. The Tenant must pay the Landlord the full arrears and costs owing of \$19,868.00 on or before March 31, 2024.
3. If the Tenant fails to pay the Landlord the full amount of \$19,868.00 on or before March 31, 2024, the Tenant shall start to owe interest commencing April 1, 2024. This shall be simple interest at a rate of 7% per annum on the balance outstanding.
4. The Tenant shall pay the lawful rent for February 2024 on or before February 1, 2024.
5. If the Tenant fails to pay the lawful rent for February 2024, then the Landlord may apply to the Board 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 2 and 4 of this order. The Landlord must make the application within 30 days of a breach of any of the condition set out in paragraph 4 of this order.
6. The Landlord is holding a last month's rent deposit in the amount of \$1,500.00 collected on November 1, 2019 and the Landlord shall apply the last month's rent deposit and interest owing to the March 2024 rent, and any interest owing to be applied to the amount set out in paragraph 2 of this order.
7. If the unit is not vacated on or before March 31, 2024, then commencing April 1, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that eviction may be enforced. Upon receipt of this order, the Court Enforcement Officer (Sheriff) is directed to give vacant possession of the unit to the Landlord, on or after April 1, 2024.

February 6, 2024
Date Issued



Greg Brocanier
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.