



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

File Number: LTB-L-028624-23 and LTB-T-002175-23

In the matter of: UNIT 4, 11 MERRITT ST
WELLAND ON L3C 4S7

Between: Vishal Nigam Landlord

And

Connor Bates Tenant

Vishal Nigam (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict Connor Bates (the 'Tenant') based on a form N4 notice of termination because the Tenant did not pay the rent that the Tenant owes.

A hearing took place at the Landlord and Tenant Board on October 11, 2023 via video conference on VC line 117. The Landlord's Legal Representative Glenn Gosling attended. The Tenant Connor Bates attended and was self-represented.

The parties mutually agreed to resolve all matters at issue in the Landlord's application of LTB-L-028624-23 and in the Tenant's application of LTB-T-002175-23 and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order.

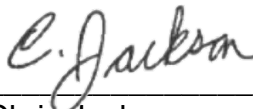
On consent, it is ordered that:

1. The total sum of arrears owing up to and including August 31, 2023 as of today's date of October 11, 2023 is the agreed upon amount of \$4,759.00 which includes the application filing fee of \$186.00.
2. The Tenant shall pay the total sum of arrears of \$4,759.00 as noted in paragraph 1 according to the date and amount of each payment as follows:
 - a) On or before November 15, 2023 and on or before the 15th (fifteenth) day of each consecutive month thereafter for the next 10 months (11 months total including the start date) up to and including September 15, 2024 the amount of \$396.00 per month towards the arrears.
 - b) On or before October 15, 2024 the remaining outstanding balance of arrears in the amount of \$403.00.

All payments noted herein shall be made by e-transfer to the Landlord.

3. If the Tenant defaults on any one of the payments noted in paragraph 2, then any balances owing on the date of default shall become immediately due and payable and simple interest will begin to accrue on any balances owing pursuant to the Courts of Justice Act.
4. This order shall resolve all issues related to the Landlord's application LTB-L-028624-23 and all issues related to the Tenant's T6 application LTB-T-002175-23, and all matters arising out of the tenancy on a full and final basis, such that neither party, the Landlord nor the Tenant, have any further actions and/or claims against the other as of today's date of October 11, 2023.

October 31, 2023
Date Issued



Chris Jackson
Hearing Officer, 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.

