



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

Citation: Janakan v Gale, 2023 ONLTB 75416

Date: 2023-11-21

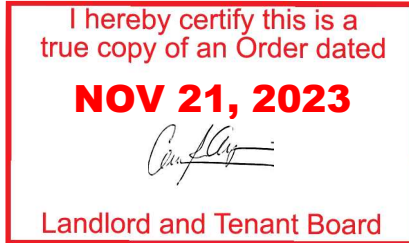
File Number: LTB-L-046913-23-IN

In the matter of: Main Floor, 284 GROVE ST E
BARRIE ON L4M2R3

Between: Sujeetha Janakan

And

Corry Gale
Michael Gale



Landlord

Tenants

INTERIM ORDER

Sujeetha Janakan (the 'Landlord') applied for an order to terminate the tenancy and evict Corry Gale and Michael Gale (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on October 26, 2023. The Landlord, the Landlord's representative, Erli Bregu and the Tenant, Corry Gale attended the hearing.

Determinations:

1. The matter is adjourned due to scheduling overflow and will be scheduled on the next available date.
2. The Landlord's representative requested that the lawful monthly rent be paid in full on the first day of the month and every month until the matter returns to be heard and a final order issued. The Tenant agreed to pay the monthly rent until the matter returns starting November 1, 2023.
3. The parties had preliminary issues that they would like to raise at the hearing. These submissions will be determined by the Member at the next hearing.

It is ordered that:

1. The hearing is adjourned to a date to be determined by the Board. The LTB will send the parties a Notice of Hearing for the next hearing date.

2. The Tenants shall pay to the Landlord the monthly rent as it falls due from November 1, 2023 and each month thereafter until the matter is heard and finally determined by the Board.
3. By November 2, 2023, the Tenant shall provide to the Landlord and submit to the Board a copy of all disclosure; subsidy information as it relates to lawful monthly rent, documents, photographs, and other evidence which they intend to rely upon at the next hearing. If the parties do not comply, the Member may refuse to accept or consider the issues not disclosed.
4. By December 2, 2023, the Landlord shall provide to the Tenant and to the Board a copy of all response disclosure; documents, photographs, and other evidence which they intend to rely upon at the next hearing.
5. The parties should upload their evidence to the Tribunals Ontario Portal at www.tribunalsontario.ca/en/tribunals-ontario-portal/. To add your evidence into the portal, login into Tribunals Ontario Portal, choose the file number and select 'Documents, Evidence and Requests', and pick 'Submission' in the dropdown menu. If you cannot use the portal, evidence can be sent to the LTB **by e-mail**. The LTB's e-mail address is ltb.evidence@ontario.ca.
6. Pursuant to Rule 19.7 a party who fails to comply with an order for disclosure may not be permitted to rely on evidence that is not properly disclosed.
7. The parties are directed to attend the hearing fully prepared to address all issues in the application.
8. I am not seized.

November 21, 2023
Date Issued



Camille Clyne
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.