



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

Citation: Yadlapalli v Stratton, 2024 ONLTB 27944

Date: 2024-04-18

File Number: LTB-L-091878-23

LTB-L-095953-23

In the matter of: 61 JACK POTTS WAY
COURTICE ON L1E0E8

Between: Priya Bharath Yadlapalli

And

Michael Stratton a.k.a Mike Stratton
Dawn Stratton

Landlord

Tenants

I hereby certify this is a
true copy of an Order dated
APR 18, 2024
Landlord and Tenant Board

Priya Bharath Yadlapalli (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Stratton a.k.a Mike Stratton and Dawn Stratton (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 10, 2024.

The Landlord, the Landlord Legal Representative, Marshall Yarmus, and one of the Tenants, Dawn Stratton, attended the hearing.

The parties before the LTB consented to the following order:

Agreed facts:

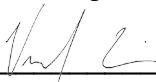
1. The Tenants owe the Landlord \$17,186.00 to April 30, 2024, inclusive of the cost of filing the application. This amount incorporates the compensation required for the N12 Notice in LTB-L-095953-23 and the application of the last month's rent deposit to the arrears.
2. The Landlord owes the Tenants interest for the last month's rent deposit. Interest owing from February 13, 2021 to the hearing date, in the amount of \$101.12, will be deducted from the amount in paragraph 1.
3. This Order resolves all issues with respect to the tenancy up to the date of the hearing and also resolves file LTB-L-095953-23.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated in a final way effective April 30, 2024. The Tenants must move out of the rental unit on or before April 30, 2024.

2. If the unit is not vacated on or before April 30, 2024, then starting May 1, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 1, 2024.
4. If the unit is not vacated on or before April 30, 2024, then the Tenants shall pay the Landlord compensation of \$98.63 per day for the use of the unit starting May 1, 2024 until the date the Tenants move out of the unit.
5. The Tenants shall pay to the Landlord \$17,084.88 on or before April 29, 2024.
6. If the Tenants do not pay the Landlord the full amount owing on or before April 29, 2024, the Tenants will start to owe interest. This will be simple interest calculated from April 30, 2024 at 7.00% annually on the balance outstanding.

April 18, 2024
Date Issued



Vicky Liu
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 1, 2024 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.