



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

File Number: LTB-L-044683-23

In the matter of: 52 GOODSWAY TRAIL
BRAMPTON ON L7A4A4

Between: 13451879 Canada Inc. (Amrit Pal Singh) Landlord

and

Mintranie Captain Tenant

13451879 Canada Inc. (Amrit Pal Singh) (the 'Landlord') applied for an order to terminate the tenancy and evict Mintranie Captain (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on October 24, 2023. Instead, the Tenant who had consulted with Tenant Duty Counsel and the Landlord's Legal Representative Shikha Kapoor participated in a mediation session.

The parties agreed that:


1. The Landlord is holding a last month's rent deposit and it will be applied to the month of January 2024.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$19,586.00 for arrears of rent up to October 31, 2023 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$2,300.00 on or before November 21, 2023
 - b) \$2,300.00 on or before December 27, 2023
 - c) \$4,600.00 on or before January 23, 2024
 - d) \$4,600.00 on or before February 27, 2024
 - e) \$4,600.00 on or before March 26, 2024
 - f) \$1,186.00 on or before April 23, 2024
3. The Tenant shall also pay the full lawful monthly rent for November 2023 on or before November 21, 2023 and the full lawful monthly rent for December 2023 on or before December 27, 2023.

4. If the Tenant fails to make any one of the payments in accordance with paragraph 1. a), 1. b) or 3. then the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after October 31, 2023.
5. If the Tenant fails to make any one of the payments required in paragraph 1. c), 1 d), 1. e), or 1 f), then the Tenant will start to owe interest. This will be simple interest calculated from the date the payment was missed at 7.00% annually on the balance outstanding.
6. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before January 31, 2024.
7. If the unit is not vacated on or before January 31, 2024, then starting February 1, 2024, then the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. Upon receipt of this order, the Sheriff is directed to give vacant possession of the rental unit to the Landlord, on or after February 1, 2024.

November 7, 2023
Date Issued



Lindsay Phomin
Hearings 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.