



Order under Section 206
Residential Tenancies Act, 2006

File Number: SWL-56074-21

In the matter of: UNIT 2, 104 HARVEY STREET
CHATHAM-KENT ON N7M 1M3

Between: Abhay - James Fernandez

Landlord

and

Rick De Laet

**I hereby certify this is a
true copy of an Order dated**

December 29, 2021

LC

Landlord and Tenant Board

Tenant

Abhay - James Fernandez (the 'Landlord') applied for an order to terminate the tenancy and evict Rick De Laet (the 'Tenant') because the Tenant failed to pay rent that the Tenant owes. The Landlord and the Tenant filed a written agreement with the Board to resolve the Landlord's application.

Determinations:

1. The agreement reached by the Landlord and the Tenant resolves the subject-matter of the Landlord's application.
2. The agreement has been signed by the Landlord and the Tenant.
3. The agreement was filed with the Board before the hearing of the Landlord's application commenced.
4. As a result of this order, the hearing scheduled for February 3, 2022 has been cancelled.

Based on the parties' agreement, it is ordered that:

1. The Tenant shall pay to the Landlord \$2,186.00. This amount represents arrears owing up to November 30, 2021 and \$186.00 for the fee paid by the Landlord for filing the application.
2. The Tenant shall also pay the monthly rent that becomes due during the period in which the arrears are to be paid.
3. The Tenant shall pay the amount set out in paragraph 1 according to the following schedule:


AMOUNT DUE	DUE DATE
\$100.00	1 st day of each month, for 21 months, starting December 1, 2021 to August 1, 2023
\$86.00	September 1, 2023

4. If the Tenant does not make any of the payments required in paragraphs 2 or 3 in full and on time:
- (a) The Landlord may apply 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 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 or 3. This application is made without notice to the Tenant.

OR

- (b) The Landlord may ask the Board to reopen the application no later than 30 days after the Tenants' breach. This will result in a hearing at the Board.
5. Either the Landlord or the Tenant can ask the Board to reopen the application within 30 days of date this order is issued if they believe the other party forced them to enter into the agreement, or if the other party purposely gave them false or misleading information that had a material effect on the agreement and the order issued.

December 29, 2021
Date Issued


Ian Speers
Vice Chair, Landlord and Tenant Board

South West-RO
150 Dufferin Avenue, Suite 400, 4th Floor
London ON N6A5N6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.