



**Order under Section 78(6)
Residential Tenancies Act, 2006**

Citation: B.I.A. Investments Inc. v Laro, 2023 ONLTB 69740

Date: 2023-10-26

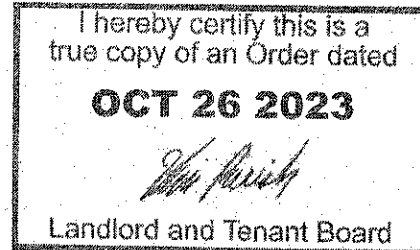
File Number: LTB-L-062077-23

In the matter of: Unit #107, 350 Regina St. N
Waterloo ON N2J3B7

Between: B.I.A. Investments Inc.

And

Alisha Laro
Juan Cerritos



Landlord

Tenants

On August 12, 2023, B.I.A. Investments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Alisha Laro and Juan Cerritos (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the Board on July 6, 2023 with respect to application LTB-L-017198-23.

The Board issued a Member Endorsement Form to the parties, dated August 23, 2023 which directed the L4 application to a hearing to address a discrepancy regarding the Landlord's name. The prior order LTB-L-017198-23 notes the Landlord's name is B.I.A. Investments Inc. The L4 application notes the Landlord's name is The Westmount Group.

Preliminary Issue: At the hearing, the Landlord stated the correct name of the Landlord is B.I.A. Investments Inc. The application is amended to reflect the Landlord's name as B.I.A. Investments Inc.

A hearing was held by videoconference on October 10, 2023 to consider this application. The Landlord's legal representative Brittany Colley attended the hearing. Both Tenants attended the hearing and spoke with duty counsel.

At the hearing, the parties consented to the following order.

It is ordered that:

1. Order LTB-L-017198-23 issued on July 6, 2023 is cancelled and replaced with this order.
2. The outstanding arrears inclusive of the filing fee are \$18,360.08 up to October 31, 2023.
3. The Tenants shall pay to the Landlord \$1,472.97 towards the arrears on or before November 1, 2023.

5. The Tenancy is terminated as of November 30, 2023 which is contingent upon the Tenants paying to the Landlord \$1,472.97 in full on or before November 1, 2023.
6. If the Tenants fail to make the payment of \$1,472.97 in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraphs 2 and 3 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after October 31, 2023.
7. If the Tenants pay \$1,472.97 towards the arrears on or before November 1, 2023, the Tenants shall also pay to the Landlord the balance owing in the amount of \$15,360.79. This amount represents the balance of the arrears and filing fee up to October 31, 2023, less the last month's rent deposit (\$1,420.00) and interest the Landlord owes on the rent deposit (\$106.32 up to October 26, 2023).
8. If the Tenants do not pay the Landlord the full amount owing on or before November 30, 2023, the Tenants will start to owe interest. This will be a simple interest calculated from December 1, 2023, at 7.00% annually on the balance outstanding.

October 26, 2023
Date Issued



Kimberly Parish
Member, Landlord and Tenants 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.