



I hereby certify this is a true copy of an Order dated  
**June 2, 2023**  
S.F  
Landlord and Tenant Board

Order  
**Residential Tenancies Act, 2006**

**File Number:** LTB-L-071866-22

**In the matter of:** 101-286 CUSHMAN ROAD  
ST. CATHARINES, ON. L2M 6Z2

**Between:** AMAL AWWAL Landlord

**And**

JENNIFER MASSUET Tenant

**The Landlord applied for an order to terminate the tenancy and evict the Tenant because the Tenant has failed to pay the lawful rent when it fell due and payable. (N4/L1).**

**A hearing was held via video conference on May 24, 2023. At the hearing the parties elected to work with a Dispute Resolution Officer to resolve this matter on consent of all parties.**

**The Landlord was represented by Mr. Anderson and the Tenant also participated in the dispute resolution process. As a result of the dispute resolution process the parties requested an order on consent.**

**On consent it is ordered:**

1. Arrears and filing fees to May 31, 2023, are in the amount of \$4,984.32.
2. Effective June 1, 2023, and on or before the first day of each month for a period of (12) consecutive months thereafter, the Tenant will pay the full lawful rent, on or before the first day of each month.
3. Effective July 21, 2023, and on or before the 21<sup>st</sup> day of each month for a period of (12) consecutive months thereafter, together with the lawful rent the Tenant will pay an additional \$415.36 per month representing arrears and filing fees
4. In the event, that the Tenant fail to make the payments as shown in paragraph (1), (2) or (3) of this order, the Landlords may apply under section 78 of the *Residential Tenancies Act, 2006*, without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant. The Landlords must make this application no later than 30 days after the Tenant's breach of this order.

**June 2, 2023**  
**Date Issued**



**S. Franklyn**  
Hearing Officer, Landlord and Tenant Board

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