



## Order under Section 69 Residential Tenancies Act, 2006

**Citation:** Celina Laurette v Jonathan Messinezis, 2023 ONLTB 40980

**Date:** 2023-06-06

**File Number:** LTB-L-073993-22

**In the matter of:** Basement, 1137 BROADVIEW AVE  
EAST YORK ON M4K2S6

**Between:** Celina Laurette  
Noah Ing

**And**

Jonathan Messinezis



Landlords

Tenant

Celina Laurette and Noah Ing (the 'Landlords') applied for an order to terminate the tenancy and evict Jonathan Messinezis (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on May 25, 2023.

The Landlord, Celina Laurette attended, and the Landlords were represented by Robert Barber , Landlord's Legal Representative. The Tenant attended and was self-represented. The Tenant declined the opportunity to speak with Duty Counsel prior to the mediation.

### Preliminary Matters:

1. The parties agree to amend the application to reflect the correct Landlords on title as, 'Celina Laurette and Noah Ing'.

### On consent it is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2023.
2. If the unit is not vacated on or before May 31, 2023, then starting June 1, 2023, the Landlords 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 Landlords on or after June 1, 2023.
4. The Tenant owes to the Landlords \$9,886.00, which represents arrears of rent and costs up to May 31, 2023.
5. The Tenant shall make payments to the Landlords toward the amount set out in paragraph 4, in accordance with the following schedule:

<b>Date Payment Due</b>	<b>Amount of Payment</b>
June 2, 2023	\$350.00
June 16, 2023	\$200.00
July 30, 2023	\$200.00

6. On condition that the Tenant makes the payments toward the arrears in accordance with paragraph 5 of this order, the Landlord shall waive \$2,000.00 off the total amount of arrears outstanding to May 31, 2023.
7. The remaining balance of the arrears shall become due and payable to the Landlords by the Tenant on June 30, 2023. The Tenant will start to owe interest. This will be simple interest calculated from July 1, 2023 at 6.00% annually on the balance outstanding.



**June 6, 2023**  
**Date Issued**

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Kelly Aarts  
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on December 1, 2023 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.