



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

**Citation:** Tepperman v Dennis, 2023 ONLTB 75485

**Date:** 2023-11-15

**File Number:** LTB-L-013635-23

**In the matter of:** 648 GLENGROVE AVE  
NORTH YORK ON M6B2J1

**Between:** Lawrence Tepperman and Miriam Tepperman Landlords

**And**

Christopher Dennis and Tina Dennis Tenants

Lawrence Tepperman and Miriam Tepperman (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Dennis and Tina Dennis (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlords also applied for an order to terminate the tenancy and evict the Tenants because the Tenants persistently paid their rent late.

This application was heard by videoconference on October 5, 2023.

The Landlords and their legal representative, Tigran Sandukhchyan, and the Tenants attended the hearing.

The parties before the LTB consented to the following order:

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$26,889.15 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:
  - On or before October 20, 2023, the amount of \$1000.00.
  - Commencing on or before the 1<sup>st</sup> day of the month, the amount of \$750.00 and on or before the 15<sup>th</sup> day of the month, the amount of \$750.00, totaling \$1,500.00 per month until the arrears are paid in full.

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period November 1, 2023 to November 1, 2024, or until the arrears are paid in full, whichever date is earliest. Rent will be paid in 2 equal installments on or before the 1<sup>st</sup> day of each month and on or before the 15<sup>th</sup> day of each month.
4. If the Tenant fails to make any one of the payments in accordance with this order, 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.

**November 15, 2023**  
**Date Issued**



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Colin Elsby  
Member, 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.