



Order under Section 69
Residential Tenancies Act, 2006

File Number: CEL-00032-21

In the matter of: 304, 1475 BRISTOL ROAD W
MISSISSAUGA ON L5V1W6

Between: Bristol Road Local 183 Non-profit Homes Inc. Landlord

and

Christopher Shand Tenant

Bristol Road Local 183 Non-profit Homes Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Shand (the 'Tenant') because the Tenant has been persistently late in paying their rent.

This application was heard by videoconference on September 2, 2021.

Only the Landlord's legal representative, Cathy Corsetti, attended the hearing. As of 10:04 a.m., the Tenant was not present or represented at the hearing.

Determinations:

1. The Tenant has persistently failed to pay the rent on the date it was due.
2. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the condition(s) set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

It is ordered that:

1. For a period of 12 months commencing November 1, 2021, up to and including October 1, 2022, the Tenant shall pay the regular rent on the first day of each month.
2. Section 78 of the RTA applies to this Order. If the Tenant fails to make any of the payments in accordance with paragraph 1 of this order, the Landlord may apply at no cost, and without notice to the Tenant, for an order to terminate the tenancy and evict the Tenant. The Landlord must make this application within 30 days of a breach of the condition set out in paragraph 1 of this Order.
3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.

4. If the Tenant does not pay the Landlord the full amount owing on or before October 31, 2021, the Tenant will start to owe interest. This will be simple interest calculated from November 1, 2021 at 2.00% annually on the balance outstanding.

October 4, 2021

Date Issued



Richard Ferriss

Member, Landlord and Tenant Board

Central-RO
3 Robert Speck Pkwy, 5th Floor
Mississauga ON L4Z2G5

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