



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

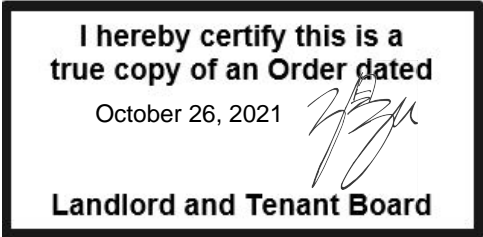
**File Number: SOL-23554-21**

**In the matter of:** B, 133 CLASSIC AVENUE  
WELLAND ON L3B1P8

**Between:** Myrna Veino

**And**

Darci Clow  
Emma-Leigh Winterford



Landlord

Tenants

Myrna Veino (the 'Landlord') applied for an order to terminate the tenancy and evict Emma-Leigh Winterford and Darci Clow (the 'Tenants') because they have been persistently late in paying their rent. The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was mediated at a Zoom Merits Hearing on October 13, 2021. The Landlord attended. Tenant, Emma-Leigh Winterford, attended on behalf of herself and her Mother, Darci Clow, after speaking with Tenant Duty Counsel. The Tenants had ongoing communication during mediation. The Landlord accepted Emma-Leigh Winterford's verbal authorization to represent Darci Clow. The parties reached a settlement and requested a consent order. I was satisfied they understand the terms and consequences. They made an informed decision.

General Information:

The current monthly rent is \$1,450.00.

The parties acknowledged and confirmed the Tenants owe rent arrears of \$700.00 for the period ending October 31, 2021. The parties agree the Tenants will pay the Landlord the \$700.00 in 7 equal installments of \$100.00 each on 21<sup>st</sup> of each month from November 21, 2021 to May 21, 2022 inclusive.

The Landlord agreed to waive the Landlord's costs of \$186.00.

The Tenants acknowledge they have been persistently late in paying their monthly rent. Pursuant to s 78 of the Act, the Tenants agree to pay the monthly rent on or before the first of each month for the next 12 months: November 1, 2021 to October 1, 2022.

**On consent of the parties, it is ordered that:**

1. The Tenants agree to pay the lawful monthly rent, on or before the first of each month, for November 1, 2021 to October 1, 2022 inclusive.

2. If the Tenants fail to make any of the payments in accordance with paragraph 1, and by the dates required, then:
  - (a) The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach.



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Shawn Hayman  
Hearing Officer, Landlord and Tenant Board

**October 26, 2021**  
**Date Issued**

Southern-RO  
119 King Street West, 6th Floor  
Hamilton ON L8P4Y7

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