



ORDER ISSUED ON CONSENT
Order under Section 69
Residential Tenancies Act, 2006

File Number: SOL-21391-21

In the matter of: 1240 BLANSHARD DRIVE
BURLINGTON, ON L7M 4N6

Between: Jesus David Argente
Ying Gao

and

Ari Buchalter

I hereby certify this is a
true copy of an Order dated

May 18, 2022

Landlord and Tenant Board

Landlords

Tenant

Jesus David Argente and Gao Ying (the 'Landlords') applied for an order to terminate the tenancy and evict Ari Buchalter (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 25, 2022.

Both Landlords were present as was their legal representative Rong Wei Yu, a licensee. The Tenant was represented Tigran Sandukhchyan, a licensee.

At the hearing, the parties consented to terms resolving the application. I was satisfied that the parties understood and agreed to the terms below.

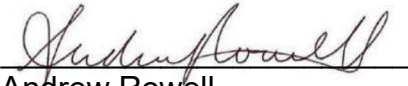
On consent, it is ordered that:

1. The tenancy shall terminate effective March 31, 2022.
2. The last month's rent deposit will be applied to rent for March 2022.
3. The Tenant shall pay the Landlord \$16,309.00, which represents rent and costs owing to January 31, 2022, on or before April 1, 2022.
4. The Tenant shall pay the Landlord \$2000.00 in consideration of rent for February 2022 on or before February 1, 2022.
5. The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant prior to the March 31, 2022 termination date, and for the payment of any new arrears of rent and NSF charges

not already ordered under paragraph 3 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 4 of this order.

6. If the Tenant pays the Landlord \$2000.00 as required in Paragraph 4, **and** if the if the Tenant gives vacant possession to the Landlord no later than March 31, 2022 as in Paragraph 1, the Landlord shall waive the \$16,309.00 that the Tenant will still owe as a full resolution of any of the Tenant's s.82 issues.
7. If the Tenant does not pay any amount he still owes on or before April 1, 2022, he will start to owe interest on any unpaid amounts beginning April 2, 2022. This will be simple interest calculated at a rate of 2.00% annually.
8. If the Tenant does not vacate the unit by March 31, 2022, they shall owe an additional \$65.75 for each day he remains in the rental unit, which represents the per diem rate based on his monthly rent of \$2,000.00.
9. If the Tenant does not vacate the unit by March 31, 2022, then starting April 1, 2022, the Landlord may file this order with the Court Enforcement Office (Sheriff).
10. Upon receipt of this order, the Sheriff is directed to give vacant possession of the rental unit to the Landlord, on or after April 1, 2022.

May 18, 2022
Date Issued


Andrew Rowell
Hearing Officer, Landlord and Tenant Board

Head Office
777 Bay Street, 12th Floor
Toronto Ontario M5G2E5

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