



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: Gloucester Housing Corporation v Meta, 2023 ONLTB 31142

Date: 2023-04-18

File Number: LTB-L-011274-22-RV

In the matter of: 11, 2676 INNES RD
GLOUCESTER ON K1B1A3

Between: Gloucester Housing Corporation Landlord

And

Naomi Kabelu Meta Tenant

Review Order

Gloucester Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Naomi Kabelu Meta (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises.

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was resolved by order LTB-L-011274-22 issued on January 17, 2023.

On February 10, 2023, the Tenant requested a review of the order.

On February 10, 2023, interim order LTB-L-011274-22-RV-IN was issued, staying the order issued on January 17, 2023.

This application was heard in by videoconference on April 5, 2023.

The Landlord's agent Sarah Lorenz and the Tenant and the Tenant's legal representative Eric Cabana attended the hearing.

The Landlord consented and the Board agreed to grant the review and hold a hearing de novo.

The parties presented a payment plan on consent at the de novo hearing and the Board was satisfied that the parties understood the terms of the consent.

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On consent it is ordered that:

1. The request to review order LTB-L-011274-22 issued on January 17, 2023 is granted. The order is cancelled and replaced as follows:
2. The tenancy is terminated as of March 24, 2023. The Tenant agrees to pay the Landlord \$16,793.62, which represents the arrears owing, half of the cost to repair the door damage as per the N5 notice, and the cost of the application in accordance with the following payment schedule:
 - **27 monthly payments of \$600.00 due on or before the 28th of each month starting April 28th 2023 to June 28th 2025**
 - **\$593.62 payment on or before July 28th 2025.**
3. The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

April 18, 2023
Date Issued

Nicole Huneault
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.

