



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

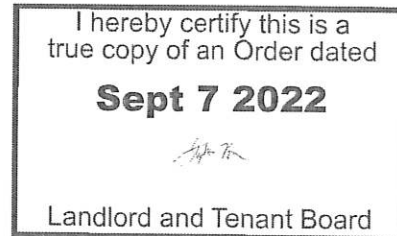
File Number: LTB-L-010776-22

In the matter of: Main FL + Second FL,
30 BOWIE AVE
YORK ON M6E 2P1

Between: 2485876 Ontario Ltd.

And

Paul Hoskin
Susan Christe



Landlord

Tenants

2485876 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Paul Hoskin and Susan Christe (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

Mediation was held on August 30, 2022. The following participated in the mediation: The Landlord's legal representative, Sam Ursino; and one of the Tenants, Paul Hoskin. Paul Hoskin confirmed that he was authorized to represent the other Tenant, Susan Christe.

The parties agree that:

- 1) The tenancy is terminated effective October 31, 2022.
- 2) The arrears, including the \$186.00 application filing fee cost, are \$18,386.00 to August 31, 2022.
- 3) The amounts owing and the payment of the September 2022 rent will be paid before the tenancy ends and section 78 will apply if the payments are not made which may result in an earlier termination date.
- 4) The Tenants' last month's rent deposit of \$1,920.00 will be applied to the month of October 2022 and interest owing on the deposit will be used to reduce the current arrears owing.
- 5) The current rent is \$1,920.00 per month.

The parties also consented to the following order. I was satisfied that the parties understood the consequences of their consent.

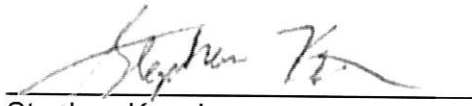
On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before October 31, 2022.
2. If the unit is not vacated on or before October 31, 2022, then starting November 1, 2022, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord, on or after November 1, 2022.
4. The Tenants shall pay to the Landlord \$18,320.44, which represents the amount of rent owing (\$18,200.00), plus the application filing fee cost (\$186.00) to August 31, 2022, less interest owing on the last month's rent deposit (\$65.56).
5. The Tenants shall pay to the Landlord the amount noted in paragraph 4 of this order as follows:

Date of Payment	Amount of Payment
September 23, 2022	\$9,160.22 (filing fee + arrears)
October 23, 2022	\$9,160.22 (arrears)

6. The Tenants shall pay September 2022 rent to the Landlord by September 1, 2022.
7. The Tenants' last month's rent deposit of \$1,920.00 shall be applied to the month of October 2022.
8. If the Tenants fail to make any one of the payments in accordance with paragraph 5 or 6 of this order, the balance owing under paragraph 4 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. The Landlord may also, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears that became owing after August 31, 2022.

September 7, 2022
Date Issued


Stephan Kozak
Hearings Officer, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on May 1, 2023 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.