



Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-54652-21

In the matter of: Unit 1, 1677 Church Street
Windsor, ON N8X 1G5

Between: Jian Lu

Bobbi Leigh Wayne, Andrew Mark William, Daryl
Wayne

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

Dec 30, 2021

Landlord and Tenant Board

Landlord

Tenants

Jian Lu (the 'Landlord') applied for an order to terminate the tenancy and evict Bobbi Leigh Wayne, Andrew Mark William, and Daryl Wayne (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a Hearing on December 20, 2021 by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Anne-Marie Davis. The Landlord, Bobbi Leigh Wayne and Andrew Mark William were present. Bobbi Leigh Wayne represented Daryl Wayne.

As a result of the mediation the parties requested a consent order and I am satisfied that the parties understand the consequences of their consent.


On consent of the parties, it is ordered that:

1. The Tenants owe the Landlord \$4,406.00, which represents \$4,220.00 in rent arrears plus \$186.00 for the cost of filing the application for the period ending December 31, 2021.
2. The Tenants shall pay to the Landlord the amount owing of \$4,406.00 by making payments of \$500.00 each on or before the 14th and 20th days of each month starting on January 14, 2022 and continuing until April 20, 2022 and a final payment of \$406.00 on or before May 14, 2022.
3. The Tenants shall also pay to the Landlord the lawful monthly rent on or before the first day of the month for which the rent is due while the arrears are outstanding, starting with the month of January 2022.

4. If the Tenants fail to make any of the payments in accordance with paragraphs 2 and 3 of this order the Landlord may, without notice to the Tenants, apply to the Board 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, NSF fees and related charges that became owing after December 31, 2021.

December 30, 2021

Date Issued



Anne-Marie Davis

Dispute Resolution Officer, Landlord and Tenant Board

Eastern-RO
255 Albert Street, Suite 400
Ottawa, ON K1P 6A9

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