



I hereby certify this is a true copy of an Order dated
JAN 30, 2023
Landlord and Tenant Board

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

Citation: COSSMANN MANAGEMENT INC. v Ortiz, 2023 ONLTB 17752

Date: 2023-01-30

File Number: LTB-L-044852-22

In the matter of: A, 97 Garfield Ave S
Hamilton ON L8M2S3

Between:

COSSMANN MANAGEMENT INC Landlord

And

Chesley Halleran and Gabriela Ortiz Tenants

COSSMANN MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Chesley Halleran and Gabriela Ortiz (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has wilfully caused undue damage to the premises;
- the Tenants has been persistently late in paying the Tenants' rent.

COSSMANN MANAGEMENT INC. (the 'Landlord') also applied for an order requiring Chesley Halleran and Gabriela Ortiz (the 'Tenants') 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 Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex.

This application was heard by videoconference on January 25, 2023. The Landlord – Ijen Cossmann, Rachel Cossmann, Meghan Cossmann, the Landlord's witness Kayaire Cadogan and the Tenants attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied the parties understood the consequences of the order they were seeking.

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 March 1, 2023.
2. If the unit is not vacated on or before March 1, 2023, then starting March 2, 2023, 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 March 2, 2023.

January 30, 2023
Date Issued



Alicia Johnson
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on August 5, 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.