

Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-36078-19

In the matter of: 1722 ERNEST AVENUE
LONDON ON N6E2R1

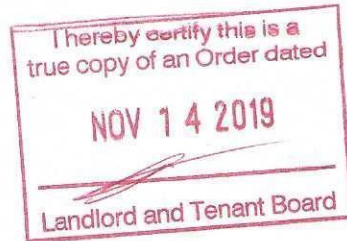
Between: Mohamed Zebian

Landlord

and

Jim Hamell

Tenant



Mohamed Zebian (the 'Landlord') applied for an order to terminate the tenancy and evict Jim Hamell (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard in London on November 12, 2019.

The Landlord's Legal Representative, Daniel Abraham and the Tenant attended the hearing. The Tenant spoke with Duty Counsel prior to the hearing.

With the assistance of a Board Mediator, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.


At the hearing, the parties agreed:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from July 1, 2019 to November 30, 2019. Because of the arrears, the Landlord served a Notice of Termination effective September 20, 2019.
2. The Tenant is in possession of the rental unit.
3. The Landlord collected a rent deposit of \$1,100.00 from the Tenant and this deposit is still being held by the Landlord.
4. Interest on the rent deposit is owing to the Tenant for the period from September 1, 2015 to September 20, 2019.
5. The parties agree that the Landlord waives all arrears of rent and ongoing rent up to the period ending on January 31, 2020.
6. The parties consent to the termination date set out in the order below.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before January 31, 2020.
2. The Landlord shall waive the outstanding arrears and ongoing rent to January 31, 2020.
3. If the unit is not vacated on or before January 31, 2020, then starting February 1, 2020, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 February 1, 2020.

November 14, 2019
Date Issued



Jitewa Edu
Member, Landlord and Tenant Board

South West-RO
150 Dufferin Avenue, Suite 400, 4th Floor
London ON N6A5N6

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 August 1, 2020 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.