



Order under Section 69
Residential Tenancies Act, 2006

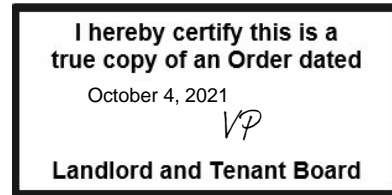
File Number: CEL-00935-21

In the matter of: 610, 1477 MISSISSAUGA VALLEY BOULEVARD
MISSISSAUGA ON L5A3Y4

Between: Morguard Nar Canada Limited Partnership Landlord

and

Rhonda Messerer
Vivian Barker



Tenants

Morguard Nar Canada Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Rhonda Messerer and Vivian Barker (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

A hearing of the application took place by video conference (VC101) on September 27, 2021.

The Landlord's Legal Representative, Martin Zarnett, the District Manager, Graham Eggel, and the Tenant, Rhonda Messerer, attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. The parties agreed that:

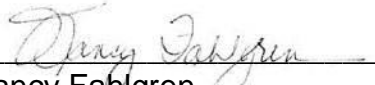
- The Tenants have not paid \$10,062.24 of the total rent the Tenants were required to pay for the period up to September 30, 2021.
- The Tenants also owe the Landlord \$186.00 for the cost of filing the application.
- The total amount the Tenants owe the Landlord is \$10,248.24 (\$10,062.24 + \$186.00).
- The monthly rent for October 2021 has been paid by the Tenants.
- The Tenants will pay the Landlord the full amount owing, in guaranteed funds, according to an agreed upon payment plan, with specified due dates and amounts.
- The Tenants will also pay the Landlord, in guaranteed funds, the monthly rent on or before the 1st day of each month for the period until all arrears and costs owing are paid in full.
- If the Tenants fail to make any of the agreed upon payments, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006*, without notice to the Tenants, for an order to end the tenancy.

I was satisfied that the parties understood the terms and consequences of their consent.

On consent, it is ordered that:

1. The Tenants shall pay the Landlord, in guaranteed funds, \$10,248.24 as follows:
 - a) Instalments of \$1,000.00 due on or before the 1st day of each month for the nine (9) month period commencing November 1, 2021 until July 1, 2022.
 - b) The final payment of \$1,248.24 on or before August 1, 2022.
2. The Tenants shall also pay the Landlord, in guaranteed funds, the lawful monthly rent on or before the 1st day of each month for the period commencing November 1, 2021 until the earlier of (i) the date that all arrears and costs as set out in this order are paid in full or (ii) August 31, 2022.
3. If the Tenants fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and 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 become owing after September 30, 2021.

October 4, 2021
Date Issued


Nancy Fahlgren
Hearing Officer, Landlord and Tenant Board

Central-RO
3 Robert Speck Pkwy, 5th Floor
Mississauga ON L4Z2G5

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