



ORDER ISSUED WHERE MERITS HEARD
AND RELIEF GRANTED PURSUANT TO SECTION 83
UTILIZING SECTION 78
Residential Tenancies Act, 2006

File Number: CEL-97656-20

In the matter of: 166 MCHARDY COURT
BRAMPTON ON L6Y 1H7

Between: Peel Housing Corp o/a Peel Living

Landlord

and

Gutierrez Maria Nelly Villasenor

Tenant

Peel Housing Corp operating as Peel Living (the 'Landlord') applied for an order to terminate the tenancy and evict Gutierrez Maria Nelly Villasenor (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by video hearing on June 28, 2021. Only the Landlord attended the hearing.

It is determined that:

1. The Tenant has not paid \$1,193.63 of the total rent the Tenant was required to pay for the period from April 1, 2020 to June 30, 2021. Because of the arrears, the Landlord served a Notice of Termination.
2. The Tenant also owes the Landlord \$186.00 for the cost of filing the application.
3. The total amount owing to June 30, 2021 is \$1,379.63.
4. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the Residential Tenancies Act, 2006 (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

It is ordered that:

1. The Tenant shall pay the Landlord \$1,379.63 as follows:
 - a) \$344.90 on or before August 15, 2021;
 - b) \$344.90 on or before September 15, 2021;
 - c) \$344.90 on or before October 15, 2021; and
 - d) \$344.93 on or before November 15, 2021.

2. The Tenant shall also pay the Landlord rent owing for the months of July 2021 and August 2021 on or before August 5, 2021.
3. The Tenant shall also pay the Landlord the full lawful rent for the months September 2021 to November 2021, inclusive, on or before the first day of the month during that 3 month period.
4. If the Tenant 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 Tenant to the Landlord shall become immediately due and owing and the Landlord may, without notice to the Tenant apply to the Board pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant.

2021 CanLII 103022 (ON LTB)



July 26, 2021
Date Issued

Donald MacVicar
Member, 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.