

Order under Section 69
Residential Tenancies Act, 2006

File Number: NOL-33088-18

In the matter of: 101, 1287 GRENADIER DRIVE
SUDBURY ON P3A4K9

Between: Bocan Enterprises Inc Landlord

and

Larry Larose Tenant

Bocan Enterprises Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Larry Larose (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard in Sudbury on October 2, 2018. The Landlord and the Tenant attended the hearing.

Only the Landlord, Boban Nikolic, and the Tenant attended the hearing.

As of 9:30 a.m. the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board.

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.

On consent of the parties, it is agreed that:

1. The Tenant owes to the Landlord the sum of \$3,775.00 representing arrears and costs to October 31, 2018.

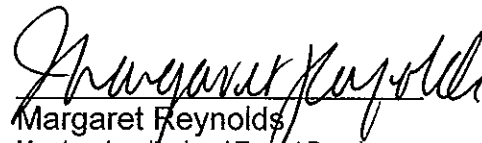
On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord the sum of \$3,775.00 representing arrears of rent and costs outstanding for the period ending October 31, 2018.
2. The Landlord's application for eviction of the Tenant is denied on the condition that:
 - (a) The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order:

Date Payment Due	Amount of Payment
October 20, 2018	\$900.00 (arrears and costs)
November 20, 2018	\$500.00 (arrears and costs)
December 20, 2018	\$500.00 (arrears and costs)
January 20, 2018	\$500.00 (arrears and costs)
February 20, 2018	\$500.00 (arrears and costs)
March 20, 2018	\$500.00 (arrears and costs)
April 20, 2018	\$375.00 (arrears and costs)

- (b) The Tenant shall also pay the Landlord the rent for the months of November 2018 to April 2018 in full, and on the first (1st) day of each corresponding month.
3. If the Tenant fails to make any of the payments in accordance with paragraph 2, and by the dates required, then:
- (a) The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
- (b) The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the *Act*.
4. The Landlord, upon receipt of this order, must give a copy of this order to the Tenant by a method set out in subsection 191(1) of the *Residential Tenancies Act, 2006*, other than by sending it by mail or courier to the last known address where the Tenant resides or carries on business.

October 11, 2018
Date Issued


Margaret Reynolds
Member, Landlord and Tenant Board

Northern-RO, 199 Larch Street, Provincial Building, Suite 301, Sudbury ON P3E5P9

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