



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

**File Number:** TEL-13128-20

**In the matter of:** 29 GROVE HILL DRIVE  
SCARBOROUGH ON M1T3E1

**Between:** Ying Yan Chen

**and**

Chantil R. Beardsworth  
Shannon Anthony Hynes

I hereby certify this is a  
true copy of an Order dated  
**July 7, 2021**  
*Katrina*  
Landlord and Tenant Board

**Landlord**

**Tenants**

Ying Yan Chen (the 'Landlord') applied for an order to terminate the tenancy and evict Shannon Anthony Hynes and Chantil R. Beardsworth (the 'Tenants') because they have substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord. The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was mediated by videoconference on June 29, 2021 by C. M. Landon, a Hearing Officer with the Landlord and Tenant Board. The Landlord's Representative Yun Tao Li, Paralegal and the Landlord attended the hearing. The Tenants were present and represented by Sheila Warner, Paralegal with Aboriginal Legal Services.

The parties reached a settlement and agreed to a Consent Order to resolve the Landlord's application. I was satisfied the parties understood the terms and consequences of their consent as set out in the Order below. Specifically, I was satisfied that the Tenants understood the consequences of agreeing to pay their outstanding utilities charges in installments and to pay their future water and sewer charges, failing which the Landlord could apply to the LTB for an eviction Order.

**At the hearing, the parties agreed:**

1. The Tenants are in possession of the rental unit.
2. The Tenants currently owe \$782.48 representing their remaining water and sewer charges incurred up to June 29, 2021 and will make installments to the Landlord in the amounts of \$300.00 by July 16, 2021 and \$300.00 on or before August 6, 2021 and \$182.48 by August 20, 2021 the remainder.
3. Going forward, the Tenants will pay their future water and sewer bills within 7 days of the due date on the notification issued by the City of Toronto.
4. Section 78 of the RTA applies if the Tenants fail to comply with paragraph 2 or 3 above.

**On consent of the parties it is ordered that:**

- [1] The Tenants shall pay the Landlord \$782.48 for outstanding water and sewer charges incurred up to June 29, 2021.
- [2] The tenancy shall continue on the condition that the Tenants make installment payments in guaranteed funds, to the Landlord for the monies owing under paragraph [1] of this Order, as follows:
  - a) \$300.00 on July 16, 2021;
  - b) \$300.00 on or before August 6, 2021 and
  - c) \$182.48 by August 20, 2021 the remainder.
- [3] The Tenant shall pay their future charges for water and sewer utilities within 7 days after the due date based on the notification bills issued by City of Toronto.
- [4] If the Tenants fail to satisfy paragraph [2] or [3] by the dates required, then the Landlord may apply to the LTB under section 78 of the Residential Tenancies Act, **without notice to the Tenants**, for an Order terminating the tenancy and evicting the Tenants. The Landlord must make this application within 30 days of a breach of a condition set out in this Order.

**July 7, 2021**

**DATE Issued**



**C. M. Landon, Hearing Officer,  
Landlord and Tenant Board**

Toronto North-RO  
47 Sheppard Avenue East, Suite 700, 7th Floor, Toronto ON M2N 5X5

If you have any questions about this Order, call 416-645-8080 or 1-888-332-3234