



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

Citation: M.F. ARNSBY PROPERTY MANAGEMENT LTD. v Weldemehin, 2023 ONLTB 57628

Date: 2023-08-25

File Number: LTB-L-029550-23

In the matter of: 24, 1470 JALNA BLVD
LONDON ON N6E3H5

Between: M.F. ARNSBY PROPERTY MANAGEMENT LTD. Landlord

And

Tariku Eshete Weldemehin Tenant

M.F. ARNSBY PROPERTY MANAGEMENT LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict Tariku Eshete Weldemehin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was mediated by videoconference on August 14, 2023. Paralegal, Allison Francis Simms, attended on behalf of the Landlord. The Tenant attended. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,583.00 for arrears of rent up to August 31, 2023 plus \$100.00 for NSF costs and \$186.00 for application costs, totaling \$2,869.00.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 (\$2,869.00) in accordance with the following schedule:
 - . \$300.00 minimum on or before the 20th of each month from September 20, 2023 to May 20, 2024 (9 payments) and
 - . \$169.00 due on or before June 20, 2024.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period September 1, 2023 to June 30, 2024, or until the arrears are paid in full, whichever date is earliest.
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 pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after July 1, 2024.

August 25, 2023
Date Issued



Shawn Hayman
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

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