



I hereby certify this is a true copy of an Order dated

FEB 2 2024

Landlord and Tenant Board

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

Citation: Castillo v Myers, 2024 ONLTB 7667

Date: 2024-02-02

File Number: LTB-L-042839-23

In the matter of: MAIN FLOOR UNIT, 56 CAMBRIDGE AVE
HAMILTON ON L8H1T6

Between: Adrian Emil a Castillo and Sarah Nicole Costa castillo Landlord

And

Jessica Myers and Nathaniel Antle Tenant

Adrian Emil a Castillo and Sarah Nicole Costa castillo (the 'Landlord') applied for an order to terminate the tenancy and evict Jessica Myers and Nathaniel Antle (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 16, 2024.

The following people attended the hearing:

The Landlord's legal representative, Glenn Gosling.

The Tenants, Jessica Myers and Nathaniel Antle.

The parties consented to the following order in full and final satisfaction of all issues in this application up to the day of the hearing. This is a non voidable order for termination of the tenancy on the consent of the parties. I am satisfied the parties understood the terms. In particular, I was satisfied that the Tenants understood the consequence of agreeing to terminate the tenancy. Given the mutual agreement to terminate the tenancy, there is no opportunity to void the order for termination by paying the outstanding arrears.

On consent it is ordered that:

1. The tenancy terminates on February 3, 2024. The Tenant must vacate the rental unit on or before February 3, 2024 and return the keys and vacant possession of the rental unit to the Landlord.
2. The Tenant must pay the Landlord the full arrears and costs owing of \$16,986.00 on or before February 3, 2024.

3. If the Tenant fails to pay the Landlord the full amount of \$16,986.00 on or before February 3, 2024, the Tenant shall start to owe interest commencing February 4, 2024. This shall be simple interest at a rate of 7% per annum on the balance outstanding.
4. If the unit is not vacated on or before February 3, 2024, then commencing February 4, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that eviction may be enforced. Upon receipt of this order, the Court Enforcement Officer (Sheriff) is directed to give vacant possession of the unit to the Landlord, on or after February 4, 2024.



Greg Brocanier
Member, Landlord and Tenant Board

February 2, 2024
Date Issued

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.