

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

**Citation:** Bhagwandin v Smith-tracy, 2024 ONLTB 19508

**Date:** 2024-03-12

**File Number:** LTB-L-083333-23

**In the matter of:** 1, 658 SIMCOE ST N  
OSHAWA ON L1G4V4

**Between:** Dhaniram Bhagwandin Landlord

**And**

Amanda Genise Smith-tracy Tenant

Dhaniram Bhagwandin (the 'Landlord') applied for an order to terminate the tenancy and evict Amanda Genise Smith-tracy (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 heard by videoconference on March 5, 2024 at 1:00 pm.

The Landlord and the Tenant attended the hearing.

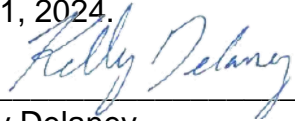
The parties before the LTB consented to the following order:

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$10,061.00 for arrears of rent up to March 31, 2024 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - a. On or before March 10, 2024, March 2024 rent and \$2,000.00;
  - b. Commencing April 1, 2024 and on or before the 1<sup>st</sup> day of each month until August 1, 2024 -\$2,000.00.
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 April 1, 2024 to August 1, 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 March 31, 2024.

**March 12, 2024**  
**Date Issued**

  
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Kelly Delaney  
Member, 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.