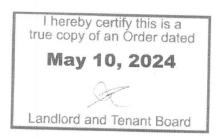


## Tribunaux décisionnels Ontario

Commission de la location immobilière



## Order under Section 69 Residential Tenancies Act, 2006

Citation: Wilson v Laporte, 2024 ONLTB 34050

Date: 2024-05-10

File Number: LTB-L-007240-24

In the matter of:

2, 817 CEDAR ST

NORTH BAY ON P1B6P9

Between:

Dan Wilson

Landlord

And

Melonie Laporte

Tenant

Dan Wilson (the 'Landlord') applied for an order to terminate the tenancy and evict Melonie Laporte (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 15, 2024.

The Landlord's Agent, Heather Gibson and the Tenant, Melonie Laporte attended the hearing.

At the hearing, the parties consented to the following order.

## It is ordered on consent that:

- The Tenant shall pay to the Landlord \$1,723.00 for arrears of rent up to April 30, 2024 and costs.
- 2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
May 20, 2024	\$150.00
June 20, 2024	\$150.00
July 20, 2024	\$150.00
August 20, 2024	\$150.00
September 20, 2024	\$150.00
October 20, 2024	\$150.00
November 20, 2024	\$150.00
December 20, 2024	\$150.00
January 20, 2025	\$150.00
February 20, 2025	\$150.00
March 20, 2025	\$150.00
April 20, 2025	\$73.00

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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 May 1, 2024 to April 1, 2025, 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 April 30, 2024.

May 10, 2024 Date Issued

Ilan Shingait

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.