




I hereby certify this is a true copy of an Order dated  
**May 10, 2024**  
  
Landlord and Tenant Board

**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:**

1. 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:

<b>Date Payment Due</b>	<b>Amount of Payment</b>
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

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.