



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

Citation: Complete Properties v Gabrielle Lock, 2023 ONLTB 36007

Date: 2023-05-11

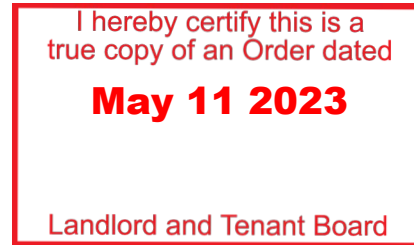
File Number: LTB-L-063057-22

In the matter of: 35 CROWLAND AVE
WELLAND ON L3B1W8

Between: Complete Properties

And

Gabrielle Lock



Landlord

Tenant

Complete Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Gabrielle Lock (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on April 27, 2023. The following participated in the mediation: The Landlord's legal representative, Judith Callender; and the Tenant, Gabrielle Lock along with George Haddad, an occupant of the unit.

The parties agree that:

- 1) George Haddad is an occupant of the unit and not a tenant.
- 2) The current rent is \$1,595.00 per month
- 3) The Landlord holds a last month's rent deposit in the sum of \$1,595.00.

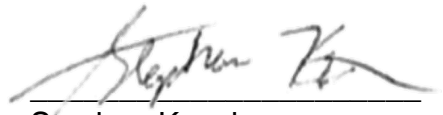
The parties also consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent, it is ordered that:

- 1. The Tenant shall pay to the Landlord \$14,536.00, which represents the arrears of rent (\$14,350.00) plus costs (\$186.00) for the period ending April 30, 2023.
- 2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order as follows:
 - a) \$500.00 per month on or before the 1st day of each month for the 10-month period starting June 1, 2023 up to and including March 1, 2024 (filing fee + arrears); plus
 - b) \$9,536.00 on or before April 1, 2024 (arrears)

3. In addition to the payments noted in paragraph 2 of this order, the Tenant shall also pay to the Landlord the total lawful rent for May 2023 by May 19, 2023, and starting June 1, 2023, the total lawful rent by the 1st day of each month and continuing each month thereafter until all the amounts owing as noted in paragraph 1 of this order are paid in full.
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 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 that became owing after April 30, 2023.

May 11, 2023
Date Issued



Stephan Kozak
Hearing 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.