



**Order under Section 78(6)  
Residential Tenancies Act, 2006**

**Citation:** Bold Street Apts v Anderson, 2024 ONLTB 12532

**Date:** 2024-02-21

**File Number:** LTB-L-097435-23

**In the matter of:** 03, 123 BOLD ST  
HAMILTON ON L8P1V1

**Between:** Bold Street Apts Landlord

**And**

Derek Anderson Tenant

Bold Street Apts (the 'Landlord') applied for an order to terminate the tenancy and evict Derek Anderson (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the order issued by the Board on November 29, 2023 with respect to application LTB-L-049816-23.

A hearing was held by videoconference on February 8, 2024 to consider this application. The Landlord and the Tenant attended the hearing.

The parties agree the Tenant owes the Landlord \$6,727.25 in arrears and costs to the end of February 2024. The lawful monthly rent is currently \$973.75. The rent will increase to \$998.00 effective April 1, 2024.

At the hearing the parties consented to the following order.

**It is ordered that:**

1. Order LTB-L-049816-23 is cancelled and replaced with the following:
2. The Tenant shall pay to the Landlord \$6,727.25 plus rent as it becomes due as follows:
  - The Tenant shall pay to the Landlord \$1,000.00 toward arrears on February 9, 2024.

- The Tenant shall pay to the Landlord \$1,000.00 (rent plus \$26.25 toward arrears) on or before March 1, 2024.
  - The Tenant shall pay to the Landlord \$1,800.00 (rent plus \$802.00 toward arrears) on or before April 1, 2024.
  - The Tenant shall pay to the Landlord \$1,800.00 (rent plus \$802.00 toward arrears) on or before May 1, 2024.
  - The Tenant shall pay to the Landlord \$1,800.00 (rent plus \$802.00 toward arrears) on or before June 1, 2024.
  - The Tenant shall pay to the Landlord \$1,800.00 (rent plus \$802.00 toward arrears) on or before July 1, 2024.
  - The Tenant shall pay to the Landlord \$1,800.00 (rent plus \$802.00 toward arrears) on or before August 1, 2024.
  - The Tenant shall pay to the Landlord \$1,800.00 (rent plus \$802.00 toward arrears) on or before September 1, 2024.
  - The Tenant shall pay to the Landlord \$1,800.00 (rent plus \$802.00 toward arrears) on or before October 1, 2024.
  - The Tenant shall pay to the Landlord the lawful monthly rent plus \$80.00 on or before November 1, 2024.
3. In the event the Tenant fails to make the above said payments in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenant, for an Order terminating the tenancy and evicting the Tenant and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

**February 21, 2024****Date Issued**

---

**Greg Joy**

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.

