



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

Citation: 50 Central Inc v Doucett, 2024 ONLTB 12236

Date: 2024-02-16

File Number: LTB-L-097549-23

In the matter of: 23, 50 CENTRAL AVE W
BROCKVILLE ON K6V4N7

Between: 50 Central Inc Landlord

And

Ed Doucett Tenant

50 Central Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Ed Doucett (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 August 14, 2023 with respect to application LTB-L-074751-22.

A hearing was held by videoconference on February 8, 2024 to consider this application. Only The Landlord's representative Shasta Pearson attended the hearing.

As of 10:00am, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

The Landlord's representative informed the Board that the parties have entered into an agreement. The Landlord will waive all money the Tenant owes the Landlord until February 29, 2024, and the tenancy will terminate on May 31, 2024. The last month rent deposit will be applied to May rent. The Tenant will be required to pay March and April rent in full and on time or the tenancy can terminate earlier. The lawful monthly rent is \$814.88.

It is ordered that:

1. Order LTB-L-074751-22 is cancelled and replaced with the following:
2. The tenancy between the Landlord and the Tenant is terminated on May 31, 2024. The Tenant must move out of the rental unit on or before May 31, 2024.

3. If the unit is not vacated on or before May 31, 2024, then starting June 1, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

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4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after June 1, 2024.
5. The Tenant shall pay to the Landlord \$814.88 (March rent) on or before March 1, 2024.
6. The Tenant shall pay to the Landlord \$814.88 (April rent) on or before April 1, 2024.
7. In the event the Tenant fails to make the above said payments in paragraphs 5 or 6 in full and on time, 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 **earlier than May 31, 2024 as set out** above, and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

February 16, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on December 1, 2024 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

