



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

File Number: LTB-L-032871-22

In the matter of: 705, 25 Martha Eaton Way
Toronto Ontario M6M5B7

Between: Artisan Charitable Foundation Landlord

And

Kenrick Reid Tenant

Artisan Charitable Foundation (the 'Landlord') applied for an order to terminate the tenancy and evict Kenrick Reid (the 'Tenant') because: (a) the Tenant did not pay rent; and (b) the Tenant was persistently late in paying rent

This application was heard by videoconference on August 21, 2023. The Landlord and the Tenant attended the hearing and asked that the LTB make this order.

It is ordered that:

1. The Tenant owes the Landlord \$4,347.84 including the filing fee.
2. The Tenant will pay to the Landlord \$3,735.00 by September 30, 2023.
3. In addition to the lawful monthly rent, the Tenant will pay to the Landlord \$204.28 on 1st of each month for 3 months beginning October 1, 2023.
4. The Tenant shall pay the lawful month rent of \$1,295.00 as and when due for 12 months beginning October 1, 2023.
5. 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 Board pursuant to section 78 of the Residential Tenancies Act, 2006 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.

September 11, 2023
Date Issued

E. Patrick Shea
Vice Chair, Landlord and Tenant Board

15 Grosvenor St, 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.

