



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

File Number: LTB-L-016289-22

In the matter of: 606, 711 KENNEDY RD
SCARBOROUGH ONTARIO M1K2C3

Between: Global Properties Limited Landlord

And

Jane Jude Tenant

Global Properties Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Jane Jude (the 'Tenant') because the Tenant. This application was heard by videoconference on July 24, 2023. The Landlord and the Tenant attended the hearing. Anthony Jude represented the Tenant. He was assisted by his son. The parties consented to this order.

It is ordered that:

1. The lawful monthly rent is currently \$1,113.20. It is payable on the 1st of the month.
2. The Tenant shall pay the monthly rent in full on or before the 1st day of the month beginning August 1, 2023 and ending on August 1, 2024.
3. For a period of 12 months from the date of this order, the Tenant shall not and shall not permit any occupant of the unit or guest to: (a) drain or pour water from the windows of the unit; (b) congregate in the parking lot of the residential complex with more than two other individuals to drink or smoke; or (c) allow any dog to urinate on the balcony of the unit.
4. If the Tenant: (a) fails to make any one of the payments in accordance with paragraph 1; or (b) fails to comply with paragraph 2, 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.
5. The Tenant shall pay to the Landlord \$201.00, being the filing fee for this application. If the Tenant does not pay the Landlord the full amount owing on or before August 31, 2023, the Tenant will start to owe interest. This will be simple interest calculated from September 1, 2023 at 6.00% annually on the balance outstanding. For certainty, paragraph 4 does not apply to the payment of the \$201.00.

August 11, 2023

Date Issued

E. Patrick Shea

Vice Chair, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

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