



Order under Section 69 Residential Tenancies Act, 2006

Citation: Adam Marshall v Scott Rachar, 2023 ONLTB 43969

Date: 2023-06-16

File Number: LTB-L-003389-23

In the matter of: UPPER, 55 RICHMOND ST BRANTFORD
ON N3T3Y4

Between: Adam Marshall Landlord

And

Scott Rachar Tenant

Adam Marshall (the 'Landlord') applied for an order to terminate the tenancy and evict Scott Rachar (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on June 7, 2023. The following parties participated in the mediation: The Landlord, Adam Marshall, and the Tenant, Scott Rachar.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent. I confirmed that the Tenant did speak with Tenant Duty Counsel on June 5, 2023 prior to the mediation.

Agreed facts:

1. The current rent is \$1,275.00 per month as of June 1, 2023.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$9,111.00** which represents the arrears of rent (\$8,925.00) plus costs (\$186.00) for the period ending June 30, 2023.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
June 9, 2023	\$ 1,275.00
July 15, 2023	\$ 250.00

August 15, 2023	\$ 250.00
September 15, 2023	\$ 250.00
October 15, 2023	\$ 250.00
November 15, 2023	\$ 250.00
December 15, 2023	\$ 250.00
January 15, 2024	\$ 250.00
February 15, 2024	\$ 250.00
March 15, 2024	\$ 250.00
April 15, 2024	\$ 250.00
May 15, 2024	\$ 250.00
June 15, 2024	\$ 250.00
July 15, 2024	\$ 250.00
August 15, 2024	\$ 250.00
September 15, 2024	\$ 250.00
October 15, 2024	\$ 250.00
November 15, 2024	\$ 250.00
December 15, 2024	\$ 250.00
January 15, 2025	\$ 250.00
February 15, 2025	\$ 250.00
March 15, 2025	\$ 250.00
April 15, 2025	\$ 250.00
May 15, 2025	\$ 250.00
June 15, 2025	\$ 250.00
July 15, 2025	\$ 250.00
August 15, 2025	\$ 250.00
September 15, 2025	\$ 250.00
October 15, 2025	\$ 250.00
November 15, 2025	\$ 250.00
December 15, 2025	\$ 250.00
January 15, 2026	\$ 250.00
February 15, 2026	\$ 86.00

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3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **July 1, 2023 to February 1, 2026**, or until the arrears are paid in full, whichever date is earliest.
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 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 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, NSF fees and related charges that became owing after **June 30, 2023**.

June 16, 2023

Date Issued

Ryan Gacnik

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.