



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

Citation: Fairway Place Apts v Vernette Fulgence, 2023 ONLTB 42891

Date: 2023-06-09

File Number: LTB-L-076709-22

In the matter of: 607, 2002 SHEPPARD AVE W
NORTH YORK ON M3N1A1

Between: Fairway Place Apts Landlord

And

K Mathurin, Kanisha Fulgence, Maryleene Fulgence Tenant and Vernette Fulgence

Fairway Place Apts (the 'Landlord') applied for an order to terminate the tenancy and evict K Mathurin, Kanisha Fulgence, Maryleene Fulgence and Vernette Fulgence (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 23, 2023.

The Landlord and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$1,013.40** for arrears of rent up to **May 31, 2023**, and costs.
2. The Tenant shall pay to the Landlord **\$1,013.40 on or before May 31, 2023**.
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 **May 11, 2023 to June 01, 2023**, 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 **May 31, 2023**.

June 9, 2023
Date Issued

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15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

Percy Laryea
Member, Landlord and Tenant Board

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

