



Order under Section 69 Residential Tenancies Act, 2006

Citation: MEDALLION CORPORATION v Ta'jauna Ellwood, 2023 ONLTB 42831

Date: 2023-06-07

File Number: LTB-L-061866-22

In the matter of: 811, 171 MAIN ST N
BRAMPTON ON L6X0H4

Between: Medallion Corporation Landlord

And

Ta'jauna Ellwood Tenant

Medallion Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Ta'jauna Ellwood (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 27, 2023. The Landlord's representative, M.Pavic and the Tenant attended the hearing.

Determinations:

1. The parties came before me and requested to resolve the application with the following consent:
2. The parties agreed that the arrears and costs owing to the Landlord are \$5,034.50 to April 30, 2023.
3. The original consent with respect to the payment dates and amounts agreed to at the hearing is outlined below:
 - April 30, 2023 the Tenant was required to pay \$2,320.25
 - May 30, 2023 the Tenant was required to pay \$1,357.12
 - May 31, 2023, the Tenant was required to pay their lawful monthly rent for the month of May 2023.
4. However, due to the late issuance of this order the 30-day limitation period has passed. Given that the expectation at the hearing was that these payments be made, I have drafted the order in keeping with the consent and manipulated the dates as to afford the Landlord the opportunity to file an L4 application if the payments were not made by the Tenant.

It is ordered that:

1. The Tenant shall pay to the Landlord \$5,034.50 for arrears of rent up to April 30, 2023 and costs.

Order Page: 1 of 2

File Number: LTB-L-061866-22

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) The Tenant shall pay their lawful monthly rent for May 2023, on or before May 31, 2023.
 - b) The Tenant shall pay \$2,320.25, towards the arrears on or before June 16, 2023;
 - c) The Tenant shall pay \$1,357.12, towards the arrears on or before June 19, 2023;
 - d) The Tenant shall pay \$1,357.13, towards the arrears on or before June 25, 2023;
 - e) The Tenant shall pay their monthly rent for June 2023, on or before June 30, 2023.
3. 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 April 30, 2023.

June 7, 2023

Date Issued

Curtis Begg

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.

