



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

File Number: LTB-L-003579-23-RV

In the matter of: 4, 263 Clyde Road
Cambridge ON N1R1L3

Between: George Galvao and Paula Galvao Landlords

And

Gordon Houle Tenant

George Galvao and Paula Galvao (the 'Landlords') applied for an order to terminate the tenancy and evict Gordon Houle (the 'Tenant') because the Tenant failed to meet a condition specified in a consent order issued on November 18, 2022.

The Landlord's application was dismissed pursuant to an order issued on March 7, 2023 (the 'Hearing Order'). The Landlords asked that the hearing Order be reviewed. Pursuant to an interim order issued on March 28, 2023 (the 'Interim Order'), the Landlords' request was granted.

I hear the review by videoconference on April 26, 2023. The Landlord and the Tenant attended the hearing and requested that the LTB make this order.

It is ordered that:

1. The review is granted. The Hearing Order is set aside and the Interim Order is cancelled.
2. The total amount the Tenant owes is \$7,380.00. The monthly rent is currently \$1,265.00 and is payable on the 1st of the month.
3. The Tenant is to pay rent in full on or before the 1st day of each month until the full amount owing to the Landlords is paid.
4. The Tenant is to also pay to the Landlords \$125.00 per week by or before the end of each week for 58 weeks, with a final (59th) payment of \$130.00.
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 Landlords pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlords may, without notice to the Tenant, apply to the LTB 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.

June 2, 2023

_____ **Date Issued**

E. Patrick Shea

Vice Chair, Landlord and Tenant Board

Order Page: 1 of 2

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15 Grosvenor St, Ground Floor Toronto
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

