



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

Citation: crupi v Leah Tora Phillip, 2023 ONLTB 39158

Date: 2023-05-24

File Number: LTB-L-066335-22

2023 ONLTB 39158 (CanLII)

In the matter of: 1, 2571 EGLINTON AVE W
YORK ON M6M1T3

Between: Anthony Crupi and WESTHAVEN PROPERTY MANAGEMENT INC. Landlord

And

Leah Tora Phillip Tenant

Anthony Crupi and WESTHAVEN PROPERTY MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Leah Tora Phillip (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 10, 2023.

Only the Landlord's agent Anthony Crupi attended the hearing.

The parties entered into a payment plan agreement and submitted the signed agreement to the Board on May 9th, 2023. Although, the Tenant was not present for the hearing, the Landlord requested the Board issue an order setting out the terms of the agreement.

It is ordered on that:

1. The Tenant shall pay to the Landlord \$2,068.72 for arrears of rent up to May 31, 2023, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

| | |
|-------------|----------------------------|
| 1) \$500.00 | On or before May 10, 2023 |
| 2) \$200.00 | On or before June 10, 2023 |
| 3) \$200.00 | On or before July 10, 2023 |

| | |
|-------------|---------------------------------|
| 4) \$200.00 | On or before August 10, 2023 |
| 5) \$200.00 | On or before September 10, 2023 |
| 6) \$200.00 | On or before October 10, 2023 |
| 7) \$200.00 | On or before November 10, 2023 |
| 8) \$200.00 | On or before December 10, 2023 |
| 9) \$168.72 | On or before January 10, 2024 |
| | |

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 June 1st, 2023, to January 1, 2024, 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.

May 24, 2023
Date Issued

Nicole Huneault
 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.