



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

Citation: 976306 ONTARIO INC. v Nicole Dallaire, 2023 ONLTB 35951

Date: 2023-05-23

File Number: LTB-L-058322-22

In the matter of: REAR APARTMENT, 197 LAKESHORE DR NORTH BAY ON P1A2B4

Between: 976306 ONTARIO INC. Landlord

And

Nicole Dallaire Tenant

976306 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Dallaire (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 24, 2023.

The Landlord's representative, Liam Sangster and the Tenant's representative, Mariusz Przblyowski attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent of the parties, it ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2023.
2. The Landlord will waive all arrears, NSF fees and related charges owing up to April 30, 2023
3. The Landlord will waive the rent due and payable due on May 1, 2023.
4. The Tenant will waive the interest due and payable on the last month's rent deposit.
5. If the unit is not vacated on or before May 31, 2023, then starting June 1, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

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6. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after June 1, 2023.

May 23, 2023

Date Issued

Camille Clyne

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.

