



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

Citation: Carebridge Community Support v Loyde Rathwell, 2023 ONLTB 37467

Date: 2023-05-19

File Number: LTB-L-057370-22

In the matter of: 203, 178 FIVE ARCHES DR
PAKENHAM ON K0A2X0

Between: Carebridge Community Support Landlord

And

Loyde Rathwell Tenant

Carebridge Community Support (the 'Landlord') applied for an order to terminate the tenancy and evict Loyde Rathwell (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 13, 2023.

The Landlord's agent, M. Girouard, the Landlord's legal representative, C. Salgado, the Tenant, and the Tenant's legal representative, A. Ferguson, 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 \$8,622.42 for arrears and costs owed to the Landlord to April 30, 2023.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - (a) Commencing May 2023, and continuing each month for 20 months, up to and including December 2024, \$413.58 on or before the first day of each of those months, respectively,
 - (b) \$350.82 on or before January 1, 2025.
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 commencing May 2023, and continuing each month up to and including January 2025, 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 April 30, 2023.

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