



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

Citation: GQ Residential v Mike Blackborow, 2023 ONLTB 37487

Date: 2023-05-17

File Number: LTB-L-053795-22

In the matter of: 2, 3 William Street
Hamilton Ontario L8L5T7

Between: GQ Residential Landlord

And

Mike Blackborow Tenants

Raechel Blackborow

GQ Residential (the 'Landlord') applied for an order to terminate the tenancy and evict Mike Blackborow and Raechel Blackborow (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on May 4, 2023.

The Landlord's Legal Representative, Ashley Friel, attended on the Landlord's behalf.

The Tenants were self-represented and spoke with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

On consent, it is ordered that:

1. The Tenants shall pay the regular monthly rent on or before the 1st day of each month starting June 1, 2023 up to and including May 1, 2024.

2. If the Tenants fail to comply with the condition set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
3. On or before May 10, 2023, the Tenants shall pay to the Landlord \$201.00 for the Landlord's cost of filing the application.

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4. If the Tenants do not pay the Landlord the full amount owing on or before May 10, 2023, the Tenants will start to owe interest. This will be simple interest calculated from May 11, 2023 at 6.00% annually on the balance outstanding.

May 17, 2023
Date Issued

Angela McLaughlin
Hearings Officer, 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.

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