



Order under Section 78(6) Residential Tenancies Act, 2006

Citation: Elm Place Inc. c/o Briarlane Rental Property Management Inc. v Thomas, 2023 ONLTB 34778

Date: 2023-05-11

File Number: LTB-L-011737-23-SA

In the matter of: 1111, 100 YORK GATE BLVD
NORTH YORK ON M3N2C4

Between: Elm Place Inc. c/o Briarlane Rental Property Management Inc. Landlord

And

Racquel Thomas and Shellion Thomas Tenants

Elm Place Inc. c/o Briarlane Rental Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Racquel Thomas and Shellion Thomas (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on January 23, 2023 with respect to application LTB-L-012382-22.

This application was heard on April 26, 2023. The Landlord's representative Jason Payne, and the Tenants represented by Noland Merrick, attended the hearing.

At the hearing the parties consented to the set aside motion and to the following order to replace order LTB-L-012382-22.

It is ordered that:

1. Order LTB-L-012382-22 is cancelled and replaced with the following:
2. The Tenants shall pay to the Landlord the lawful rent in full and on time for each consecutive month commencing May 2023 and continuing through April 2024.
3. In the event the Tenants fail to make the above said payment in full and on time, the Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenants, for an Order terminating the tenancy and evicting the Tenants, pursuant to Section 78 of the Residential Tenancies Act, 2006.

2023 ONLTB 34778 (CanLII)

May 11, 2023

Date Issued

Greg Joy

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.