



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

**Citation:** Homestead Land Holdings Limited v Yesakor Kebede, 2023 ONLTB 34806

**Date:** 2023-05-05

**File Number:** LTB-L-009290-23-SA

**In the matter of:** 709, 263 PHARMACY AVE  
SCARBOROUGH ON M1L3E8

**Between:** Homestead Land Holdings Limited Landlord

**And**

Senpher Teshome Kebede and Yesakor Kebede Tenants

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Senpher Teshome Kebede and Yesakor Kebede (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on September 23, 2022 with respect to application LTB-L-013423-22.

This application was heard on April 26, 2023. The Landlord's representative Lee-Ann Thibert, and the Tenants, attended the hearing.

At the hearing the parties consented to the following order.

The parties agree the Tenants owe the Landlord \$9,393.31 in arrears and costs to the end of April 2023.

### **It is ordered that:**

1. Order LTB-L-009290-23 is set aside.
2. Order LTB-L-013423-22 is cancelled and replaced with the following:
3. The Tenants shall pay to the Landlord \$9,393.31 as follows:
  - The Tenants shall pay to the Landlord \$3,000.00 on or before May 1, 2023.
  - The Tenants shall pay to the Landlord \$2,000.00 on or before June 15, 2023.
  - The Tenants shall pay to the Landlord \$2,000.00 on or before July 15, 2023.
  - The Tenants shall pay to the Landlord \$2,000.00 on or before August 15, 2023.
  - The Tenants shall pay to the Landlord \$393.31 on or before September 15, 2023.

4. The Tenants shall also pay to the Landlord the lawful rent in full and on time for each consecutive month commencing May 2023 and continuing through September 2023.
5. In the event the Tenants fail to make the above said payment in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. 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 and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

**May 5, 2023**

**Date Issued**

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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.