



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

Citation: Interrent Holdings Manager LP v Bell, 2023 ONLTB 33768

Date: 2023-05-05

File Number: LTB-L-002669-23

In the matter of: 506, 158 ONTARIO ST
ST CATHARINES ON L2R5K6

Between: Interrent Holdings Manager LP Landlord

And

Brendan Bell and Sandra Gilpin Tenants

Interrent Holdings Manager LP (the 'Landlord') applied for an order to terminate the tenancy and evict Brendan Bell and Sandra Gilpin (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 October 12, 2022 with respect to application LTB-L-013196-22.

This application was heard on April 20, 2023. Only the Landlord's representative Callie Dowds attended the hearing.

Determinations:

1. The order provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain condition(s) in the order. This application was filed within 30 days of the breach.
2. The Tenants are in breach of the conditions or order LTB-L-013196-22. The Tenants now owe the Landlord \$5,094.50 to the end of April 2023.
3. The Landlord's representative requested the following order granting relief from eviction as agreed to by the Tenants.

It is ordered that:

1. Order LTB-L-013196-22 is cancelled and replaced with the following:
2. The Tenants shall pay to the Landlord \$5,094.50 as follows:
3. The Tenants shall pay to the Landlord \$500.00 on or before the 21st day of each consecutive month commencing April 2023 and continuing through January 2024.

4. The Tenants shall pay to the Landlord the balance of \$94.50 on or before February 21, 2024.
5. 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 February 2024.
6. 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

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.