



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

**Citation:** Weston Property Management v Paul Wilson, 2023 ONLTB 32270

**Date:** 2023-04-21

**File Number:** LTB-L-055729-22

**In the matter of:** 1803, 1775 WESTON RD  
YORK ON M9N3P8

**Between:** Weston Property Management Landlord

**And**

Paul Wilson Tenant

Weston Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Paul Wilson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 12, 2023.

The Landlord's representative A. Trent and the Tenant attended the hearing. The Tenant declined the opportunity to speak with tenant duty counsel.

At the hearing, the parties consented to the following order.

**It is ordered that:**

1. The rent arrears owing by the Tenant to the Landlord up to April 30, 2023 is \$5,483.06.
2. The amount set out in paragraph 1 shall be paid as follows:
  - (i) Between April 15, 2023, and January 15, 2024, the Tenant will make 10 equal payments towards the arrears in the amount of \$500.00/month, on or before the 15<sup>th</sup> day of each and every month. This means that the Tenant will make the following payments to the Landlord:
    1. On or before April 15, 2023, a payment of \$500.00;
    2. On or before May 15, 2023, a payment of \$500.00;
    3. On or before June 15, 2023, a payment of \$500.00;
    4. On or before July 15, 2023, a payment of \$500.00;
    5. On or before August 15, 2023, a payment of \$500.00;
    6. On or before September 15, 2023, a payment of \$500.00;

7. On or before October 15, 2023, a payment of \$500.00;
8. On or before November 15, 2023, a payment of \$500.00;
9. On or before December 15, 2023, a payment of \$500.00;
10. On or before January 15, 2024, a payment of \$500.00;

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- (ii) The final payment will be in the amount of \$483.06 and will be paid by the Tenant to the Landlord on or before February 15, 2024.
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 of May 2023 through to February 2024, 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.

**April 21, 2023 Date  
Issued**

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**Peter Nicholson**  
Member, Landlord and Tenant Board

15 Grosvenor St, 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.

