



**Order under Section 206
Residential Tenancies Act, 2006**

Citation: Gurwant Kaur v Odette, Davies, 2023 ONLTB 32336

Date: 2023-04-20 **File**

Number: LTB-L-029016-23

In the matter of: 342 Renaud Line
Lakeshore ON N0R1A0

Between: Gurwant Kaur Landlord

And

Ashley Odette Tenants
Michelle Odette
Owain Davies

Gurwant Kaur (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Odette, Michelle Odette and Owain Davies (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord and the Tenants filed a written agreement with the LTB on April 11, 2023, to resolve the Landlord's application.

Determinations:

1. The agreement reached by the Landlord and the Tenants resolves the Landlord's application.
2. The agreement has been signed by the Landlord and the Tenants.
3. The agreement was filed with the LTB before the hearing for the Landlord's application.
4. As a result of this order, no hearing will be held.

Based on the parties' agreement, it is ordered that:

1. The Tenants shall pay the Landlord \$2,000.00, which includes:
 - o \$2,000.00 for arrears owing up to March 31, 2023.
2. The Tenants shall pay the amount set out in paragraph 1 according to the following schedule:

1. \$500.00 on or before May 1, 2023.
 2. \$500.00 on or before June 1, 2023.
 3. \$500.00 on or before July 1, 2023.
 4. \$500.00 on or before August 1, 2023.
3. The Tenants shall also pay the Landlord the full rent \$2,000.00 on or before the **first** day of each **month** for the period from **May 2023** up to and including **August 2023** or until all arrears in paragraph 1 have been paid, whichever is sooner.
4. CONSEQUENCES OF BREACH: If the Tenants does not make any of the payments required in paragraphs 2 or 3 in full and on time:
- 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, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of condition set out in paragraph 2 or 3. This normally results in the LTB issuing an eviction order without a hearing being held.
- OR**
- The Landlord may ask the LTB to reopen the application no later than 30 days after the Tenant's breach. This will result in a hearing at the LTB.
5. Either the Landlord or the Tenants can ask the LTB to reopen the application within 30 days of date this order is issued if they believe the other party forced them to enter into the agreement, or if the other party deliberately made false or misleading misrepresentations that had a material effect on the agreement and the order issued.

April 20, 2023

Date Issued

Camille Clyne

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 1-888-3323234.

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