



Order under Section 69 Residential Tenancies Act, 2006

Citation: Toronto Community Housing Corporation v Carol Stephens, 2023 ONLTB 32303

Date: 2023-04-20

File Number: LTB-L-055738-22

In the matter of: 9, 192 SENTINEL RD NORTH
YORK ON M3J1T4

Between: Toronto Community Housing Corporation Landlord

And

Carol Stephens and Michael Stewart Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Carol Stephens and Michael Stewart (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 R. Abera and the Tenants' agent, Nicola Givans attended the hearing. The Tenant's agent spoke with tenant duty counsel prior to the hearing.

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

It is ordered that:

1. The rent arrears and filing fee owing by the Tenants to the Landlord up to April 30, 2023 is \$4,522.80.
2. The amount set out in paragraph 1 shall be paid as follows:
 - (i) From May 1, 2023, to January 1, 2024, the Tenants will make 9 equal payments towards the arrears in the amount of \$500.00/month, on or before the 1st day of each and every month. This means that the Tenants will make the following payments to the Landlord:
 1. On or before May 1, 2023, a payment of \$500.00;
 2. On or before June 1, 2023, a payment of \$500.00;
 3. On or before July 1, 2023, a payment of \$500.00;
 4. On or before August 1, 2023, a payment of \$500.00;

5. On or before September 1, 2023, a payment of \$500.00;
6. On or before October 1, 2023, a payment of \$500.00;
7. On or before November 1, 2023, a payment of \$500.00;
8. On or before December 1, 2023, a payment of \$500.00;

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9. On or before January 1, 2024, a payment of \$500.00;

(ii) The final payment will be in the amount of \$22.80 and will be paid by the Tenants to the Landlord on or before February 1, 2024.

3. The Tenants 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 Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after April 30, 2023.

April 20, 2023

Date Issued

Peter Nicholson

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.

