



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

Citation: Orchard Apartments (3070) LP v Monteiro, 2023 ONLTB 31486

Date: 2023-04-19

File Number: LTB-L-050885-22

In the matter of: 101, 3070 Jaguar Valley Drive
Mississauga Ontario L5A2J3

Between: Orchard Apartments (3070) LP Landlord

And

Sherylann Monteiro Tenant

Orchard Apartments (3070) LP (the 'Landlord') applied for an order to terminate the tenancy and evict Sherylann Monteiro (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on April 4, 2023. The Landlord and the Tenant attended the hearing.

Determinations:

1. The Tenant was persistently late paying rent when the notice was served. Since that time the Tenant was late once in February due to personal circumstances. The Tenant had lost her job in November and was using savings to pay the Landlord before she started receiving EI. She can now pay the rent on time going forward.
2. I find it would be unfair to terminate this tenancy.
3. At the hearing the Tenant agreed to pay the Landlord the cost of the application.

It is ordered that:

1. The Tenant shall pay to the Landlord \$201.00 for the cost of filing the application.
2. The total amount the Tenant owes the Landlord is \$201.00.
3. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2023, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2023 at 6.00% annually on the balance outstanding.

File Number: LTB-L-050885-22

April 19, 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.

