



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

Citation: DURHAM REGION NON-PROFIT HOUSING CORPORATION v Ballantyne, 2023 ONLTB 30472
Date: 2023-04-17
File Number: LTB-L-050851-22

In the matter of: 68, 3438 GARRARD RD
WHITBY ON L1R2C4

Between: DURHAM REGION Landlord
NON-PROFIT HOUSING CORPORATION

And

Brian Dezsi Tenants
Crystal Ballantyne

DURHAM REGION NON-PROFIT HOUSING CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict Brian Dezsi and Crystal Ballantyne (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 28, 2023. The Landlord's representative, Arlene Herscheid, and one Tenant, Brian Dezsi, attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlord \$5,069.00 for arrears of rent up to March 31, 2023 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - (a) From April 25, 2023 to May 25, 2024, a payment of \$350.00 on or before the 25th day of each month; and
 - (b) June 25, 2024 \$169.00.

2023 ONLTB 30472 (CanLII)

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 April 1, 2023 to June 25, 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 March 31, 2023.

April 17, 2023
Date Issued

Frank Ebner
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.