



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

Citation: Slee v Osborne, 2023 ONLTB 27618

Date: 2023-03-30

File Number: LTB-L-045738-22

In the matter of: 2, 5 HILLTOP DR
CAMBRIDGE ON N1R1S8

Between: Donald Slee Landlord

And

Robin Osborne Tenant

Donald Slee(the 'Landlord') applied for an order to terminate the tenancy and evict Robin Osborne(the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 13, 2023.

The Landlord's Legal Representative Jane Dean and the Tenant attended the hearing.

Although the Tenant was not present at the hearing the Landlord agreed that the Board could direct a payment plan, noting the quantum of arrears and the payments made by the Tenant.

The Tenant should be aware that all of the rent and arrears payments due dates are all “on or before” the date specified meaning that the Tenant must make sure that these payments are made by that date. The Tenant must also make sure that the payments are made in full by the due date. If the Tenant is late with a payment, does not make a payment or only makes a partial payment the Landlord can file paperwork with the Board that, if correct, would result in an order for eviction. If there may be an issue, the Tenant is encouraged to contact the Landlord prior to the default.

It is ordered that:

1. The Tenant shall pay to the Landlord \$1,686.00 for arrears of rent up to March 31, 2023 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

a. On or before the 15th day of the Months of April, May, June and July 2023, \$421.50 per month.

Order Page 1 of 2

File Number: LTB-L-045738-22

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 April 1, 2023 to July 1, 2023, 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 March 31, 2023.

March 30, 2023

Date Issued

Robert Patchett

Vice Chair, 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.

