



Order under Section 69 Residential Tenancies Act, 2006

Citation: Peel Housing Corp. O/A Peel Living v Ludford, 2023 ONLTB 25759

Date: 2023-03-15

File Number: LTB-L-042666-22

In the matter of: 47 CHAMNEY CRT
BRAMPTON ON L6W3S1

Between: Peel Housing Corp. O/A Peel Living Landlord

And

Maxine Ludford Tenant

Peel Housing Corp. O/A Peel Living (the 'Landlord') applied for an order to terminate the tenancy and evict Maxine Ludford (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 28, 2023.

The Landlord's agent, Kristine Ventura and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5,358.33 for arrears of rent up to February 28, 2023 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 1. \$446.53 on the 20th day of each month commencing March 20, 2023 through to January 20, 2024 (11 payments).
 2. On February 20, 2024 the Tenant shall pay \$446.50.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on the 1st day of each month for the period March 1, 2023 to February 1, 2024, 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

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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 February 28, 2023.

March 15, 2023

Date Issued

Natalie James

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.

