



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

Citation: Richmond Properties (London) Inc. v Dasilva, 2023 ONLTB 24090

Date: 2023-03-07

File Number: LTB-L-041873-22

In the matter of: 864 KIPPS LANE
LONDON ON N5Y4R7

Between: Richmond Properties (London) Inc. Landlord

And

Ann Hamel and Joe Dasilva Tenant

Richmond Properties (London) Inc.(the 'Landlord') applied for an order to terminate the tenancy and evict Ann Hamel and Joe Dasilva(the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 27, 2023.

The Landlord 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 \$8,453.06 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:
 - a) Starting March 15, 2023, and for the following 16 months, April 15, 2023, to July 15, 2024, the Tenants shall pay to the Landlord on or before the 15th day of each month the sum of \$500.00 which shall be applied o outstanding rental arrears.
 - b) On August 15, 2024, the Tenant shall pay the Landlord the sum of \$139.86 in full and final settlement of all rental arrears and costs claimed in this application.

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 March 1, 2023, to August 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 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 27, 2023.

March 14, 2023

Date Issued

Peter Pavlovic

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.