



Order under Section 69 Residential Tenancies Act, 2006

Citation: Orillia Community Non-Profit Housing Corp. v Giassion, 2023 ONLTB 18950

Date: 2023-02-09

File Number: LTB-L-032018-22

In the matter of: 36, 80 WALKER AVE
ORILLIA ON L3V7N2

Between: Orillia Community Non -Profit Housing Corp. Landlord

And

Shannon Giassion Tenant

Orillia Community Non-Profit Housing Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Shannon Giassion (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 30, 2023.

The Landlord's agent, Glenn Jeanes, and the Tenant attended the hearing.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

On consent it is ordered that:

1. The Tenant shall pay to the Landlord \$10,926.00, which represents the arrears of rent costs outstanding for the period ending January 31, 2023 upon the following terms:
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order in accordance with the following schedule:
 - a) \$800.00 on or before March 31, 2023;
 - b) \$800.00 on or before April 30, 2023;

- c) \$1,000.00 on or before May 31, 2023;
- d) \$800.00 on or before June 30, 2023;
- e) \$1,000.00 on or before July 31, 2023;

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- f) \$800.00 on or before August 31, 2023;
- g) \$800.00 on or before September 30, 2023;
- h) \$1,000.00 on or before October 31, 2023;
- i) \$800.00 on or before November 30, 2023;
- j) \$800.00 on or before December 31, 2023;
- k) \$1,000.00 on or before January 31, 2024;
- l) \$800.00 on or before February 28, 2024; and
- m) \$526.00 on or before March 31, 2024.

3. If the Tenant has not already don't so that Tenant shall pay her lawful monthly rent for February 1, 2023 by February 10, 2023.
4. Commencing on March 1, 2023 and continuing for the duration of the outstanding arrears, the Tenant shall also pay to the Landlord new rent in full on or before the first business day of each month.
5. If the Tenant fails to make any of the payments in accordance with paragraph 1 of this order, then:
 - (a) The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 1 of this order.
 - (b) The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

February 9, 2023

Date Issued

Greg Brocanier

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on August 21, 2023 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

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