



**Order under Section 206
Residential Tenancies Act, 2006**

File Number: LTB-L-013101-22

In the matter of: 101 Teal Ave, Stoney Creek ON
L8E 3B5

Between: Manh Nguyen

And

Michael Henderson

I hereby certify this is a
true copy of an Order dated
May 5, 2022
Landlord and Tenant Board

Landlord

Tenant

Manh Nguyen (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Henderson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord and the Tenant filed a written agreement with the LTB on April 16, 2022 to resolve the Landlord's application.

Determinations:

1. The agreement reached by the Landlord and the Tenant resolves the Landlord's application.
2. The agreement has been signed by the Landlord and the Tenant.
3. The agreement was filed with the LTB before the hearing for the Landlord's application.
4. As a result of this order, no hearing will be held.

Based on the parties' agreement, it is ordered that:


1. The Tenant shall pay the Landlord \$10,796.00, which includes:
 - \$10,610.00 for arrears owing up to April 30, 2022;
 - \$186.00 for the fee paid by the Landlord for filing the application.
2. The Tenant shall pay the amount set out in paragraph 1 according to the following schedule:

- (a) The Tenant shall pay \$530.00 on or before April 30, 2022 towards arrears and costs.
 - (b) The Tenant shall pay on the 1st day of each month, for 19 months, starting May 1, 2022 to November 1, 2023, \$530.00 towards arrears.
 - (c) The Tenant shall also pay \$196.00 on or before December 1, 2023 towards arrears.
3. The Tenant shall also pay the Landlord the full rent on or before the first day of each month for the period from May 2022 up to and including December 2023 or until all arrears in paragraph 1 have been paid, whichever is sooner.
4. If the Tenant does not make any of the payments required in paragraphs 2 or 3 in full and on time:
- (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 2 or 3. This application is made without notice to the Tenant.

OR

- (b) The Landlord may ask the Board to reopen the application no later than 30 days after the Tenant's breach. This will result in a hearing at the Board.
5. Either the Landlord or the Tenant can ask the Board to reopen the application within 30 days of date this order is issued if they believe the other party forced them to enter into the agreement, or if the other party purposely gave them false or misleading information that had a material effect on the agreement and the order issued.

May 5, 2022
Date Issued


Ian Speers
Vice Chair, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.