

Order under Section 69
Residential Tenancies Act, 2006


File Number: TEL-00537-19

In the matter of: SECOND FLOOR, 128 SUMMER STREET
OSHAWA ON L1H2K9

Between: Vijayakumar Chandran Landlord

and

Richelle Hardy Tenant

I hereby certify this is a true copy of the Order
(Name of Document)

(Nahil Zaver)
(Signature of Staff Member)



JUL 10 2019

LANDLORD AND TENANT BOARD

Vijayakumar Chandran (the 'Landlord') applied for an order to terminate the tenancy and evict Richelle Hardy (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard in Whitby on July 8, 2019.

The Landlord and the Tenant attended the hearing.

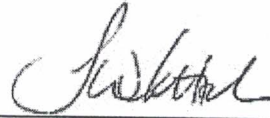
The parties before the Board consented to the following order:

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before September 30, 2019.
2. If the unit is not vacated on or before September 30, 2019, then starting October 1, 2019, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord, on or after October 1, 2019.
4. The Tenant shall pay to the Landlord \$2,875.00 for arrears of rent up to July 31, 2019 and costs.
5. The Tenant shall pay to the Landlord the amount set out above in paragraph 1 and August 2019 rent in accordance with the following schedule:
 - a) \$500.00 on or before July 12, 2019 (arrears);
 - b) \$200.00 on or before July 19, 2019 (arrears);
 - c) \$500.00 on or before July 26, 2019 (arrears);

- d) \$650.00 on or before August 2, 2019 (rent);
 - e) \$650.00 on or before August 9, 2019 (rent);
 - f) \$500.00 on or before August 16, 2019 (arrears);
 - g) \$500.00 on or before August 23, 2019 (arrears); and
 - h) \$675.00 on or before September 6, 2019.
6. 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 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the Board pursuant to section 78 of the Act for an order **terminating the tenancy and evicting the Tenant prior to September 30, 2019** and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after July 31, 2019.
7. The Landlord shall apply the last month's rent deposit to the month of September 2019.

July 10, 2019
Date Issued



Shelby Whittick
Member, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

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 April 1, 2020 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.