



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

Citation: Hussein v Ready, 2023 ONLTB 66876

Date: 2023-10-11

File Number: LTB-L-033155-23

In the matter of: 118 WILLOW CREEK CIR
NEPEAN ON K2G7A7

Between: Hanaa Fathy Hussein

And

Patrick Ready
Helene Dube

I hereby certify this is a
true copy of an Order dated

OCT 11, 2023

Landlord and Tenant Board

Landlord

Tenants

Hanaa Fathy Hussein (the 'Landlord') applied for an order to terminate the tenancy and evict Patrick Ready and Helene Dube (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord's legal representative John Lambe, the Landlord, and the Tenants attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties requested and Order on Consent in full and final settlement of the application. I was satisfied all parties understood the consequences of their consent.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Landlord is providing to the Tenants a rent abatement in the amount of \$2,970.00 for a mold issue. This is a full and final settlement of issues involving mold in the unit. This amount is being credited to the rental arrears amount owing as per paragraph 2 of this order.
2. The Tenants shall pay to the Landlord \$15,036.00 for arrears of rent up to September 30, 2023, which includes the \$186.00 filing fee. This amount also includes the deduction of \$2,970.00 as per paragraph 1.

3. The Tenants shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - a. There shall be 20 monthly and consecutive payments in the amount of \$750.00 to be made on or before the 21st day of each month. The first payment of \$750.00 shall be made on or before October 21, 2023, and the 20th payment of \$750.00 shall be made on or before May 21, 2025.
 - b. The 21st and final payment shall be made on or before June 21, 2025, in the amount of \$36,00.
4. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing on the first day of the month for the period starting November 1, 2023, to May 1, 2025. The lawful rent for October shall be October 11, 2023.
5. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after September 30, 2023.

October 11, 2023
Date Issued

Paula West Oreskovich
Hearings Officer, 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.