



Order under Section 69 Residential Tenancies Act, 2006

Citation: Alves v Blandin, 2024 ONLTB 56475

Date: 2024-08-06

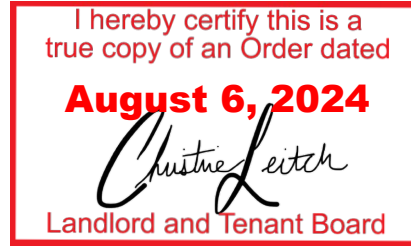
File Number: LTB-L-024404-24

In the matter of: 2nd Floor (Middle Room), 161 CARLAW
AVE
Toronto ON M4M2R8

Between: Manuel Alves

And

Stephanie Blandin



Landlord

Tenant

Manuel Alves and GANGADIN & COMPANY LEGAL SERVICES (the 'Landlord') applied for an order to terminate the tenancy and evict Stephanie Blandin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on July 22, 2024, the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Christine Leitch. The Landlord's Legal Representative, Sarah Vaz, the Landlord, Manuel Alves, and the Tenant, Stephanie Blandin, participated in the mediation.

As a result of the mediation the parties requested a consent order and I am satisfied that the parties understand the consequences of their consent.

The parties agreed to the following:

1. The Landlord collected a rent deposit of \$850.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
2. Interest on the rent deposit, in the amount of \$24.28 is owing to the Tenant for the period from June 1, 2023 to July 22, 2024.
3. The lawful rent is \$871.25. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$28.64. This amount is calculated as follows: \$871.25 x 12, divided by 365 days.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the unit on or before August 3, 2024.

2. If the unit is not vacated on or before August 3, 2024, then starting August 4, 2024, 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 August 4, 2024.
4. The Tenant shall pay \$28.64 per day for use of the unit from August 1, 2024 to August 3, 2024.
5. The last month's rent deposit and interest owing on the last month's rent deposit shall be applied to the rent for July 2024. Any remaining amounts from the last month's rent deposit and interest owing on the last month's rent deposit shall be applied to the rental arrears.
6. The Tenant shall pay to the Landlord \$4,289.22 for arrears of rent up to July 31, 2024 (\$4,977.50) minus the last month's rent deposit (\$850.00) and interest owed on the last month's rent deposit (\$24.28) plus costs (\$186.00).
7. The Tenant shall pay the amount set out in paragraph 6 of this order within 6 months of the date of this order, February 6, 2025.
8. If the Tenant does not make the required payment in accordance with paragraph 6 of this order, the full amount owing under paragraph 5 of this order will immediately become due and owing to the Landlord and the Tenant will start to owe interest. This will be simple interest calculated from February 6, 2025 at 7.00% annually on the balance outstanding.

August 6, 2024
Date Issued



Christine Leitch
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.

In accordance with section 81 of the Act, the of this order relating to the eviction expires on February 4, 2025 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.