



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

Citation: Santopietro v Watson, 2024 ONLTB 55233

Date: 2024-07-25

File Number: LTB-L-018698-24

In the matter of: 265 GILL ST
ORILLIA ON L3V4K3

Between: Luisa Santopietro

And

Sandra Watson
Edmond Lovering

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

July 25, 2024

Landlord and Tenant Board

Landlord

Tenants

Luisa Santopietro (the 'Landlord') applied for an order to terminate the tenancy and evict Sandra Watson and Edmond Lovering (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent.

The application was heard by videoconference on July 17, 2024. The Landlord and the Tenant, Sandra Watson attended the hearing. The Tenant, Sandra Watson provided evidence that she was authorized by the second Tenant, Edmond Lovering to represent him in this matter. The Tenant met with Duty Counsel prior to the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. For the period commencing July 30, 2024 to June 30, 2025 the rent is due on the 30th day of each month.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants shall pay to the Landlord the lawful monthly rent on or before the 30th day of each month for the twelve (12) month period commencing July 30, 2024 to June 30, 2025.
3. If the Tenants fail to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the

application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

July 25, 2024
Date Issued

Floredana Ungureanu
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.