



Order under Section 69 Residential Tenancies Act, 2006

Citation: James v Budney, 2024 ONLTB 46930

Date: 2024-06-26

File Number: LTB-L-009926-24

In the matter of: Ground Level Unit, 237 FOREST HARBOUR
PKY
WAUBAUSHENE ON L0K2C0

Between: Shauna Priscill James

And

Teresa Budney

I hereby certify this is a
true copy of an Order dated
JUN 26, 2024
Landlord and Tenant Board

Landlord

Tenant

Shauna Priscill James (the 'Landlord') applied for an order to terminate the tenancy and evict Teresa Budney (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 17, 2024.

The Landlord and the Tenant's representative Adrian Shwantz attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

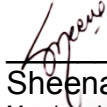
1. The Tenant shall pay to the Landlord \$9,973.50 for arrears of rent up to June 30, 2024, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

a. On or before July 15, 2024	\$750.00
b. On or before August 15, 2024	\$750.00
c. On or before September 15, 2024	\$750.00
d. On or before October 15, 2024	\$750.00
e. On or before November 15, 2024	\$750.00
f. On or before December 15, 2024	\$750.00

g. On or before January 15, 2025	\$750.00
h. On or before February 15, 2025	\$750.00
i. On or before March 15, 2025	\$750.00
j. On or before April 15, 2025	\$750.00
k. On or before May 15, 2025	\$750.00
l. On or before June 15, 2025	\$750.00
m. On or before July 15, 2025	\$750.00
n. On or before August 15, 2025	\$223.50

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period July 1, 2024 to August 1, 2025, or until the arrears are paid in full, whichever date is earliest.
4. 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 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after June 30, 2024.

June 26, 2024
Date Issued



Sheena Brar
Member, 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.