

Order under Section 69
Residential Tenancies Act, 2006

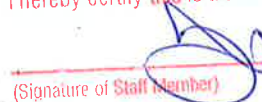
File Number: SWL-17244-18

In the matter of: 44 HARMONY COURT
CAMBRIDGE ON N1R7T5

Between: Matthew Wawzonek

and

Kevin Beals
Sarah Barber

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

(Signature of Staff Member)

Landlord

AUG 01 2018

Landlord and Tenant Board

Tenants

Matthew Wawzonek (the 'Landlord') applied for an order to terminate the tenancy and evict Kevin Beals and Sarah Barber (the 'Tenants') because they have been persistently late in paying their rent.

The Landlord also applied for an order to terminate the tenancy and evict the Tenants because the Tenants did not pay the rent that the Tenants owe.

This application was heard in Waterloo on July 31, 2018.

The Landlord, the Landlord's representative, Lisa Nadon, and the Tenant, Kevin Beals, attended the hearing. The Tenant Kevin Beals confirmed that he represented both himself and the other Tenant.

With the assistance of a Board Mediator the parties agreed to the following order.

On the consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated, as of July 31, 2018. The Tenants must move out of the rental unit on or before July 31, 2018.
2. The parties agree that the arrears of rent and costs of this application are \$4,858.94. The last month rent deposit of \$1,350.00, interest on the last month rent deposit, and Landlord's waiver of a portion of the arrears relating to issues raised by the Tenants reduces the amount owed by the Tenants to the Landlord to \$2,500.00.
3. On or before September 30, 2018 the Tenants shall pay to the Landlord \$2,500.00 which is calculated in accordance with paragraph 2 above.

4. If the Tenants fail to pay the full amount required by paragraph 3 on or before September 30, 2018 they will begin to owe interest calculated at 3.0% per annum on the balance outstanding from October 1, 2018.
5. If the rental unit is not vacated on or before July 31, 2018 the Tenants shall also pay to the Landlord \$45.29 per day for use and occupation of the rental unit from August 1, 2018 to the day they vacate the unit.
6. If the unit is not vacated on or before July 31, 2018, then starting August 1, 2018, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 1, 2018.
8. This order resolves all issues between the parties arising from this tenancy.

August 1, 2018
Date Issued



Sylvia Watson
Member, Landlord and Tenant Board

South West-RO
150 Dufferin Avenue, Suite 400, 4th Floor
London ON N6A5N6

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 February 13, 2019 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.