



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

File Number: LTB-L-024455-24

In the matter of: 23 Victoria Street South
Wheatley ON N0P2P0

Between: L&G Rentals

And

April Hart

I hereby certify this is a
true copy of an Order dated
Oct 09, 2024

Landlord and Tenant Board

Landlord

Tenant

L&G Rentals (the 'Landlord') applied for an order to terminate the tenancy and evict April Hart (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlords, Greg Bresolin and Lisa Bresolin, the Landlord's Representative Thomas Vanner, and the Tenant 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 \$17,992.25 for arrears of rent up to July 31, 2024 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
On or before July 18, 2024	\$500.00
On or before the last day of the month from July 31, 2024, up to and including December 31, 2024	\$806.25 each month
On or before the last day of the month from January 31, 2025, to December 31, 2025	\$806.25 each month
On or before the last day of the month from January 31, 2026, to March 31, 2026	\$806.25 each month

On or before April 30, 2026	\$561.00
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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 August 2024 to April 2026, 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 July 31, 2024.

October 9, 2024
Date Issued



Joshua Labbe
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.