



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-043491-24

In the matter of: 4 Birch Ln
MADSEN ON P0V2C0

Between: DONNA SOLOMON

And

Jamie Theresa Jobson
Ronald Vandale

I hereby certify this is a
true copy of an Order dated
OCT 15, 2024
Landlord and Tenant Board

Landlord

Tenants

DONNA SOLOMON (the 'Landlord') applied for an order to terminate the tenancy and evict Jamie Theresa Jobson and Ronald Vandale (the 'Tenants') because the Tenants did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on September 12, 2024.

The Landlord's legal representative, Ze Hao Liu, The Landlord, and the Tenants attended the mediation.

The parties agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I was satisfied parties understood the terms and consequence of agreeing to terminate the tenancy pursuant to s.37 of the Act.

It is agreed that:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,000.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$32.88. This amount is calculated as follows: \$1,000.00 x 12, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to September 30, 2024, and costs are \$20,786.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

9. The Tenants elected to terminate the Tenancy on October 31, 2024, in exchange for \$15,000.00 compensation in lieu of all issues arising from the Tenancy. The Landlord agreed to deduct \$15,000.00 from the total rent arrears owing. Total rent arrears and costs owing to September 30, 2024, are \$20,786.00 minus \$15,000.00=\$5,786.00
10. The Tenants offered to pay the Landlord \$5,786.00 in accordance with the following schedule:
 - \$500.00 on or before the 15th day of each month starting on October 15, 2024, up to and including August 15, 2025, and the last payment of \$286.00 on or before September 15, 2025.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated on October 31, 2024.
2. The Tenants must move out of the rental unit on or before October 31, 2024.
3. If the unit is not vacated on or before October 31, 2024, then starting November 01, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 November 01, 2024.
5. The Tenants shall also pay the Landlord compensation of \$32.88 per day for the use of the unit starting November 01, 2024, until the date the Tenants move out of the unit.
6. The Tenants shall pay to the Landlord \$5,786.00 for arrears of rent and costs owing to September 30, 2024, in accordance with the following schedule:
 - \$500.00 on or before the 15th day of each month starting on October 15, 2024, up to and including August 15, 2025,
 - \$286.00 on or before September 15, 2025

7. If the Tenants do not pay the Landlord the full amount owing in accordance with paragraph 6 of this order, the full balance outstanding will become payable and due to the Landlord, the day following the breach of payment, and the Tenants will start to owe interest. This will be simple interest calculated from the day following the breach at 6.00% annually on the balance outstanding.
8. This order will resolve all issues arising from this tenancy up to the date of hearing.

October 15, 2024
Date Issued

Maryam Cooper

Maryam Cooper
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 part of this order relating to the eviction expires on April 27, 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.

