



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

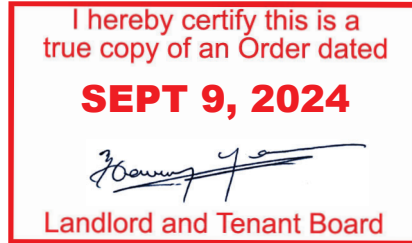
File Number: LTB-L-029545-24, LTB-L-023781-24

In the matter of: 903, 18 BROWNLOW AVE
TORONTO ON M4S2K8

Between: 18 Brownlow Holdings Ltd.

And

Christopher Gonsalves



Landlord

Tenant

18 Brownlow Holdings Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Gonsalves (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on August 6, 2024.

The Landlord's Agents, Arielle Schipani and Eddie Kelly and Yael Bialobseg, and the Landlord's Legal Representative, Martin Zarnett and Faith McGregor, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. This order resolves applications LTB-L-029545-24 and LTB-L-023781-24. In consideration of resolving the both applications, the Landlord agrees to waive the filing fee for application LTB-L-023781-24.
2. The tenancy between the Landlord and the Tenants is terminated as of September 30, 2024. The Tenants must move out of the rental unit on or before September 30, 2024.
3. If the unit is not vacated on or before September 30, 2024, then starting October 1, 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 October 1, 2024.
5. The Tenants shall pay to the Landlord \$13,952.80 for arrears of rent up to August 31, 2024, and costs, less the waiver of the filing fee for application LTB-L-023781-24.
6. The Landlord collected a rent deposit of \$2,434.37 from the Tenant and this deposit is still being held by the Landlord. As the tenancy is terminated as of September 30, 2024, the rent deposit shall be applied to the last rental period of the tenancy.

7. Interest on the rent deposit, in the amount of \$33.75 is owing to the Tenant for the period from January 1, 2024 to August 6, 2024. This amount shall be applied to the arrears.
8. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
9. The Tenants shall also pay to the Landlord \$77.72 per day for the use of the unit starting August 1, 2022, until the date the Tenants move out of the unit.
10. If the Tenants do not pay the Landlord the full amount owing on or before September 30, 2024 the Tenants will start to owe interest. This will be simple interest calculated from October 1, 2024, at 7.00% annually on the balance outstanding.

September 9, 2024
Date Issued



Henry Yeung
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.