



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

Date: 2024-11-25

File Number: LTB-L-065671-24

In the matter of: 10 CORTLAND TERR
St. Thomas On N5R0J7

Between: Nina Stratieva-Kaloferova
Nikola Kaloferova

And

Brandy Harris
Michael Langdon

I hereby certify this is a
true copy of an Order dated
NOV 25, 2024
Landlord and Tenant Board

Landlords

Tenants

Nina Stratieva-Kaloferova and Nikola Kaloferova (the 'Landlords') applied for an order to terminate the tenancy and evict Brandy Harris, Michael Langdon (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on November 18, 2024.

The Landlord Nina Stratieva-Kaloferova, the Landlord's Legal Representative Christine Croft and the Tenants attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submission and specifically that the Tenant understood that the tenancy would terminate.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated December 31, 2024.
2. The total amount of rent the Tenants owe is \$18,486.00.
3. The Tenants also owe the \$186.00 for the application filing fee.
4. The total amount the Tenants to the Landlords is \$18, 486.00.
5. If the Tenants does not pay the Landlords the full amount owing on or before December 31, 2024, the Tenants will start to owe interest. This will be simple interest calculated from January 1, 2025 at 6.00% annually on the balance outstanding.
6. If the unit is not vacated on or before December 31, 2024, then starting January 1, 2025, the Landlords 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 Landlords on or after January 1, 2025.

November 25, 2024
Date Issued



Ender Joseph
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on July 1, 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.