



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

**Citation:** Redhill Tower v Bultje, 2023 ONLTB 50002

**Date:** 2023-07-17

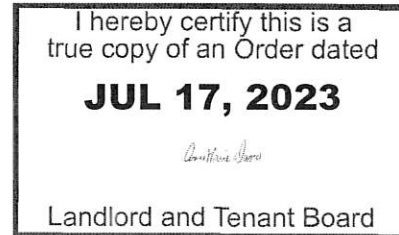
**File Number:** LTB-L-016421-23

**In the matter of:** 905, 355 MELVIN AVE  
HAMILTON ON L8H2K9

**Between:** Redhill Tower

**And**

Odessa Bultje and Cody Cliff Fraser



Landlord

Tenants

Redhill Tower (the 'Landlord') applied for an order to terminate the tenancy and evict Odessa Bultje and Cody Cliff Fraser (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a Hearing on July 5, 2023, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Anne-Marie Davis. The Landlord's representative Joey Kay and Odessa Bultje were present. Odessa Bultje represented Cody Cliff Fraser.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

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

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 31, 2023.
2. The Tenants owe the Landlord \$2,750.84 which represents rent arrears of \$2,564.84 for the period ending June 30, 2023, plus \$186.00 for the application filing fee.
3. The Landlord is holding a last month's rent deposit and this deposit was applied to cover the rent payable for the month of July 31, 2023.
4. The Tenants shall pay to the Landlord the amount owing of \$2,750.84 by making payments of \$300.00 on or before the last day of each month starting on August 31, 2023, and continuing until April 30, 2024, and a final payment of \$50.84 on or before May 31, 2024.

5. If the Tenants fail to make any of the payments required in paragraph 4 of this order in full and on time, the outstanding balance shall become immediately due and payable to the Landlord, together with simple interest, calculated from the day after default, at 6.00% annually on the balance outstanding.
6. If the unit is not vacated on or before July 31, 2023, then starting August 1, 2023, 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 Sheriff is directed to give vacant possession of the rental unit to the Landlord, on or after August 1, 2023.

**July 17, 2023**  
**Date Issued**

  
**Anne Marie Davis**  
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.