



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

**Date:** 2024-12-18

**File Number:** LTB-L-058226-24

**In the matter of:** 109 TOLTON AVE  
HAMILTON ON L8H5N7

**Between:** JUSTIN LOURENCO Landlord

**And**

JOSEPH SHEA Tenants  
KRYSTAL SUKOLA

JUSTIN LOURENCO (the 'Landlord') applied for an order to terminate the tenancy and evict JOSEPH SHEA and KRYSTAL SUKOLA (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another Tenants.
- the Tenants have been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on December 5, 2024. The Landlord's legal representative, Ian Shemesh, the Landlord and the Tenant, Krystal Sukola were in attendance. The Tenant, Krystal Sukola, had permission to speak on behalf of the other Tenant, Joseph Shea, who was not in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Sonja Hudson, a Dispute Resolution Officer with the LTB.

At the hearing, the parties consented to the following order. I was satisfied the parties understood the consequences of their consent.

**The parties agree:**

1. The Landlord has withdrawn the N8 notice regarding persistent late payment of the rent.
2. The Tenants failed to remit funds to the Landlord for utility bills owing in the amount of \$450.00.

**It is ordered on consent that:**

1. The Tenants shall pay to the Landlord \$450.00, which represents the amount of outstanding utility bills.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 of this order as follows:
  - a) \$50.00 per month due on or before the 15<sup>th</sup> day of each month for a 9-month period starting in the month of December 2024, up to and including the month of August 2025.
3. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing. The Landlord may, without notice to the Tenants, apply to the Landlord Tenant Board within 30 days of the Tenants' breach pursuant to section 78 of the ***Residential Tenancies Act, 2006***, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenants.

**December 18, 2024**  
**Date Issued**

*Sonja Hudson*

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Sonja Hudson  
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.