



May 21, 2024

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

Citation: Amodeo v Griffin, 2024 ONLTB 36709

Date: 2024-05-21

File Number: LTB-L-084783-23

In the matter of: 740 FLEET ST
KINGSTON ON K7M5A5

Between: Deborah Amodeo Landlord
Roland Shillington

And

Cynthia Griffin Tenant
Henry Francis

Deborah Amodeo and Roland Shillington (the 'Landlord') applied for an order to terminate the tenancy and evict Cynthia Griffin and Henry Francis (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has wilfully or negligently caused damage to the premises;
- the Tenant have been persistently late in paying the Tenant's 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 May 7, 2024.

The Landlords, the Landlords' legal representative, Glen Gosling, and one of the Tenants, Henry Francis, attended the hearing. The Tenants testified that they spoke with Duty Counsel. As well, the parties consented to the following terms. I am satisfied that the Tenants understood the terms and their consequences and freely entered into the terms.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 31, 2024.
2. If the unit is not vacated on or before July 31, 2024, then starting August 1, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 August 1 2024.
4. On or before June 1, 2024 and July 1, 2024 the Tenants shall pay \$850.00 which represents a portion of the rent owing for each of those months.



May 21, 2024
Date Issued

Sean Henry
Vice Chair, 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.