



Order under Section 69 Residential Tenancies Act, 2006

Citation: Palermo-holland v Taylor, 2024 ONLTB 14477

Date: 2024-02-23

File Number: LTB-L-077919-23

In the matter of: 121, 35 MOUNTFORD DR
GUELPH ON N1E0G6

Between: Nunziatina Palermo-Holland
Glen Holland

And

Tiffany L Taylor

I hereby certify this is a
true copy of an Order dated
February 23, 2024

Landlord and Tenant Board

Landlord

Tenant

Nunziatina Palermo-Holland and Glen Holland (the 'Landlord') applied for an order to terminate the tenancy and evict Tiffany L Taylor (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled for a merits hearing, via video conference, on February 13, 2024 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant and both Landlords participated.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$5 936.00, representing the rent arrears up to and including February 29, 2024 and the \$186.00 application filing fee.
2. The Tenants shall pay the amount owing, as per paragraph 1 above, and the monthly rent as it comes due as follows:
 - a. Commencing March 1, 2024, the Tenants shall pay the monthly rent on or before the first (1st) day of each and every month until the amount owing is paid in full.
 - b. Commencing March 20 2024, the Tenants shall pay \$850.00 on or before the twentieth (20th) day of each and every month until the amount owing is paid in full. The final payment shall occur on or before September 20, 2024 and will be in the amount of \$836.00.

3. If the Tenants fail to make any one of the payments in accordance with this Order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to this Order shall become immediately due and owing and the Landlord may, without notice to the Tenants apply to the Board pursuant to Section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing.

February 23, 2024
Date Issued



Susan Parsons
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.