



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

File Number: LTB-L-031513-24 and LTB-L-011362-24

In the matter of: 61, 61 LAURIE CRES
OWEN SOUND ON N4K6C3

Between: Sameer Mobin Ansari

And

Shane Michael Smith

I hereby certify this is a
true copy of an Order dated
AUGUST 27, 2024
Landlord and Tenant Board

Landlord

Tenant

Sameer Mobin Ansari (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Shane Michael Smith and Courtney Gayle Marie Lisk (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was heard by videoconference on August 12, 2024.

The Landlord's representative Cassandra-Anne Langevin, the Landlord and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation with hearing officer D. Knight. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

The parties before the LTB consented to the following order:

Preliminary Issue:

1. At the outset of the application, the parties requested that the application be amended to remove Courtney Gayle Marie Lisk as a party to the application. It is so amended.

It is ordered on consent that:

1. The application is amended to remove Courtney Gayle Marie Lisk as a party to the application.
2. The tenant shall pay to the Landlord \$10,686.00 for arrears of rent to August 31, 2024, and the cost of filing the application,
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

- \$600.00 on or before the 15th of each month beginning August 15, 2024, to December 15, 2025
 - \$300.00 on or before January 15, 2026
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period from September 1, 2024, to January 1, 2026, or until the arrears are paid in full, whichever date is earliest.
 5. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after August 31, 2024.

August 27, 2024
Date Issued

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6



Dillanique Knight
Hearings Officer, Landlord and Tenant Board

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 of the Tenant expires on March 8, 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.