



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

**Citation:** Quiroz diaz v Lamothe, 2024 ONLTB 5801

**Date:** 2024-01-19

**File Number:** LTB-L-051560-23

**In the matter of:** 1138 INNISWOOD ST  
INNISFIL ON L9S1Y1

**Between:** Miriam Janet Quiroz Diaz

**And**

Lisa Charlene Chantel Lamothe

I hereby certify this is a  
true copy of an Order dated  
**JAN 19, 2024**  
*[Signature]*  
Landlord and Tenant Board

Landlord

Tenant

Miriam Janet Quiroz Diaz (the 'Landlord') applied for an order to terminate the tenancy and evict Lisa Charlene Chantel Lamothe (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also applied for an order to terminate the tenancy based on the Tenant's persistent late payment of the monthly rent.

This application was heard by videoconference on January 10, 2024.

Brenda Rizzo, a licensee, appeared as the Landlord's legal representative. The Tenant attended the hearing and was self-represented.

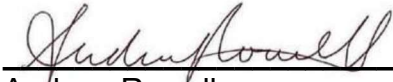
Through mediation, the parties consented to the following order. I was satisfied that the parties understood and agreed to the terms below.:

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$986.00 for arrears of rent up to January 31, 2024 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - a) \$200.00 on the 20<sup>th</sup> day of each month commencing February 20, 2024 and concluding May 20, 2024.
  - b) \$186.00 on or before June 20, 2024
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2024 to January 31, 2025.

4. 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 1 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 January 31, 2024.

**January 19, 2024**  
**Date Issued**

  
**Andrew Rowell**  
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.