



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

**File Number:** LTB-L-041413-23

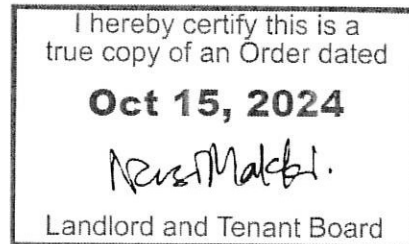
**In the matter of:** Basement, 824 Crowells Street  
Oshawa Ontario L1K 1X3

**Between:**

Rayon Chambers  
Michael Chambers  
AI PARALEGAL SERVICES

**and**

Andre Ferguson  
Julie Taylor



Landlords

Tenants

Rayon Chambers, Michael Chambers and AI PARALEGAL SERVICES (the 'Landlords') applied for an order to terminate the tenancy and evict Andre Ferguson and Julie Taylor (the 'Tenants') because the Tenant did not pay the rent that the Tenant owes (the "L1 Application").

The Landlord also applied for an order to terminate the tenancy and evict the Tenants because they, another occupant of the rental unit or a person the Tenants permitted in the residential complex have seriously impaired the safety of any person and 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 Landlords in a residential complex that has three or fewer residential units. (the "L2 Application")

This application was previously before the Board on April 16, 2024 and also on July 23, 2024. It was adjourned and returned before me in videoconference room 105 on October 9, 2024.

The Tenants, Tenants' Legal Representative Peter Swales, the Landlords, and the Landlords' Legal Representative Lisa Duchene attended the hearing. At the hearing, the parties consented to the following order.

**Agreed Facts:**

1. The L2 Application was withdrawn and dismissed by Interim Order granted on July 30, 2024.
2. The Tenants vacated the rental unit on June 16, 2024.

**It is ordered on consent that:**

1. On or before October 28, 2024, the Tenants shall pay the Landlords \$7,000.00 in satisfaction of all arrears on or before October 28, 2024.

2. If the Tenants do not pay the Landlords the full amount owing on or before October 28, 2024, the Tenants will start to owe interest. This will be simple interest calculated from October 29, 2024 at 6.00% annually on the balance outstanding.
3. There shall be no costs.
4. This order resolves all issues raised in the L1 Application.

**October 15, 2024**  
**Date Issued**



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Nersi Makki  
Member, 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.