



April 17, 2025

Landlord and Tenant Board

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

File Number: LTB-L-000260-25

In the matter of: 303, 645 ST. DAVID ST. S.
FERGUS, ON N1M 0A9

Between: Blair Fontana Landlords
Andria West

And

Clint Murphy Tenant

Blair Fontana and Andria West (the 'Landlords') applied for an order to terminate the tenancy and evict Clint Murphy (the 'Tenant'), because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 1, 2025.

The Landlords and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlords \$7,689.00 for arrears of rent up to April 30, 2025, and costs.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Payment Due Date	Amount of Payment
On or before April 30, 2025	\$7,689.00

3. 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 April 30, 2025.

April 17, 2025
Date Issued

James W Campbell

James Campbell
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.