



## Order under Section 206 Residential Tenancies Act, 2006

**Citation:** O'hagan v Armstrong, 2024 ONLTB 12233

**Date:** 2024-02-20

**File Number:** LTB-L-068003-23

**In the matter of:** 95 WESTMEADOW DRIVE  
KITCHENER ON N2N3N1

**Between:** Pamela O'hagan  
Glenn Brown

**And**

Scott Armstrong  
Rochelle Pelley

I hereby certify this is a  
true copy of an Order dated

**FEB 20, 2024**

Landlord and Tenant Board

Landlords

Tenants

Pamela O'hagan and Glenn Brown (the 'Landlords') applied for an order to terminate the tenancy and evict Scott Armstrong and Rochelle Pelley (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord Pamela O'hagan and the Tenant Rochelle Pelley attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

### On consent of the parties, it is ordered that:

1. The Tenants owes the Landlords the amount of \$1,906.75, which represents rent owing to February 29, 2024 and the cost to the Landlords to file this application with the Board.
2. The Tenants shall pay to the Landlords the total amount owing as follows:

Payment Date	Payment Amount
March 21, 2024	\$200.00
April 21, 2024	\$200.00
May 21, 2024	\$200.00
June 21, 2024	\$200.00
July 21, 2024	\$200.00
August 21, 2024	\$200.00
September 21, 2024	\$200.00

October 21, 2024	\$200.00
November 21, 2024	\$200.00
December 21, 2024	\$120.75

3. The rent for March 1, 2024 shall be paid on or before March 1, 2024 and each month thereafter for at least one year.
4. If the Tenant fails to make any one of the payments in accordance with paragraphs 2 and 3 of 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, and within 30 days of any breach of the order, apply to the Board pursuant to section 78 of the *Residential Tenancies Act, 2006* for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after May 23, 2018.

**February 20, 2024**  
**Date Issued**



Mitch Panciuk  
Member, Landlords and Tenant Board

15 Grosvenor Street, Ground Floor  
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.