



Order under Section 69
Residential Tenancies Act, 2006

File Number: TEL-14184-20

In the matter of: 105, 2 FORSYTH STREET
MARMORA ON K0K2M0

Between: 2729907 Ontario Inc.

and

Theresa Christine O'Brien

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

JUL 14, 2021

Landlord and Tenant Board

Landlord

Tenant

2729907 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Theresa Christine O'Brien and Destiny Johnston (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 30, 2021. The Landlord's Agent, Leah Doyle, and the Tenant 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.

At the hearing, the parties agreed:

1. Destiny Johnston is removed as a party to this application.
2. The Tenant has not paid the total rent the Tenant was required to pay for the period from December 1, 2020 to June 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective December 21, 2020.
3. The Tenant is in possession of the rental unit.
4. The lawful monthly rent is \$1,000.00.
5. The Landlord collected a rent deposit of \$1,000.00 from the Tenant and this deposit is still being held by the Landlord.
6. Interest on the rent deposit is owing to the Tenant for the period from June 16, 2020 to December 21, 2020.

7. The parties agree that the amount outstanding to June 30, 2021, inclusive of rent arrears (\$814.00), and costs (\$186.00), is \$1,000.00.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$1,000.00, which represents the arrears of rent (\$814.00), and costs (\$186.00) outstanding for the period ending June 30, 2021.
2. The Landlord's application for eviction of the Tenant is denied on the condition that:

- (a) The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order:

Date Payment Due	Amount of Payment
July 8, 2021	\$350.00 (costs and arrears)
July 22, 2021	\$350.00 (arrears)
August 12, 2021	\$300.00 (arrears)

- (b) The Tenant shall also pay the Landlord the rent for the months of July 2021 up to and including August 2021 in full, on or before the first business day of each corresponding month.

3. If the Tenant fails to make any of the payments in accordance with paragraph 2, and by the dates required, then:

- (a) The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.

- (b) The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

July 14, 2021
Date Issued



Khalid Akram
Member, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

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

