



AMENDED ORDER
Order under Section 69
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedure Act

Citation: 2866609 Ontario Inc v Moore, 2023 ONLTB 58695

Date: 2023-08-24

File Number: LTB-L-057437-22-AM

In the matter of: 17 KENNEY RD
ELGIN ON K0G1E0

Between: 2866609 Ontario Inc Landlord

And

Debra Moore Tenants
Clark Moore **a.k.a Clarke Moore**

The order contained a clerical error, this amended order was issued to correct the order dated August 24, 2023. The amendments are underlined for ease of reference.

2866609 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Debra Moore and Clark Moore **a.k.a Clarke Moore** (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on August 18, 2023.

The Landlord Danny Gollogly, the Landlord's Legal Representative M. Ciobotaru and the Tenant Debra Moore attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The tenancy between the parties is terminated as of November 10, 2023.
2. If the unit is not vacated on or before November 10, 2023, then starting November 11, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after November 11, 2023.
4. The Tenants shall pay to the Landlord \$21,086.00 for arrears of rent up to August 31, 2023 and costs.

5. The Landlord shall credit the Tenants \$8000.00 towards the rent arrears if the Tenants give the Landlord vacant possession on or before November 10, 2023.
6. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period September 1, 2023 to October 1, 2023.
7. If the Tenants fail to make any one of the payments in accordance with para 6, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants prior to November 10, 2023, and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after August 31, 2023.
8. The Landlord undertakes to pump the septic tank at the rental unit on or before August 24, 2023 and then once in September and October 2023.
9. The last month's rent deposit shall be applied to the November rent till November 10, 2023. If the Tenants vacate the rental unit on November 10, 2023, then the balance of the last month's rent deposit shall be applied to the balance of arrears along with interest on the last month's rent deposit accrued since June 18, 2022.
10. If the Tenant does not pay the Landlord the full amount owing on or before November 10, 2023, the Tenant will start to owe interest. This will be simple interest calculated from November 11, 2023 at 6.00% annually on the balance outstanding.

August 24, 2023

Date Issued

January 5, 2026

Date Amended

Sheena Brar

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.