



Order under Section 78(11) Residential Tenancies Act, 2006

Citation: Cityhousing Hamilton Corporation v Sullivan, 2026 ONLTB 4232

Date: 2026-01-20

File Number: LTB-L-062154-25-SA

In the matter of: 203, 1884 MAIN ST W
HAMILTON ON L8S4R7

Between: Cityhousing Hamilton Corporation Landlord

And

Stacey Sullivan Tenant

Cityhousing Hamilton Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Stacey Sullivan (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on July 17, 2025 with respect to application LTB-L-038738-25-SA.

The Landlord's application was resolved by order LTB-L-062154-25, issued on August 5, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-062154-25.

This motion was heard by videoconference on September 25, 2025. The Landlord's representative Katherine Howlett, and the Tenant's representative Mohamad Bsar, attended the hearing.

The parties agree that the Tenant has a disability under the *Human Rights Code* and that the Landlord will work with the Tenant to best meet their obligations under the Code. The Landlord has implemented an intensive Case Manager who will provide assistance to the Tenant including reminders and check-ins about the state of the rental unit.

The parties agree that the Landlord has incurred costs totalling approximately \$8,524.00 to repair the Tenants unit back into a reasonable state that is fit for habitation. The Tenant agrees to pay the Landlord \$2,688.00 through monthly installments to be determined by the parties beginning in February 2026.

To accommodate the Tenant, the Landlord will provide one week notice prior to entry for pest control and cleanliness checks. The Landlord agrees, that to the best of their ability, they will notify the Tenant's mother and utilize the intensive case worker to assist in notifying the Tenant of an impending entry.

At the hearing the parties consented to the following order.

It is ordered that:

1. The motion to set aside Order LTB-L-062154-25, issued on August 5, 2025, is granted.
2. Order LTB-L-062154-25, issued on August 5, 2025, is set aside and cannot be enforced.
3. Order LTB-L-038738-25-SA is cancelled and replaced with the following:
4. The Tenant shall ensure that the rental unit is kept in an ordinary state of cleanliness, so it does not impede the Landlord's pest control efforts or interfere with the Landlord's lawful rights or privileges.
5. The Tenant shall ensure her dogs are not urinating or defecating in the rental unit and that any accidental urine or feces is cleaned up immediately.
6. The Tenant shall not impede access or refuse entry to the Landlord or the Landlord's staff after proper notice has been provided in accordance with the *Residential Tenancies Act* or emergency entry purposes.
7. If the Tenant is not present during entry, the Tenant will either crate the dogs during the entry period or take the dogs with her.
8. The Tenant shall ensure her rental unit is prepared for pest control treatments.
9. In the event the Tenant fails to comply with the conditions set out above, the Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenant, for an Order terminating the tenancy and evicting the Tenant, pursuant to Section 78 of the Residential Tenancies Act, 2006.

January 20, 2026

Date Issued

Greg Joy

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.

