



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-081123-25

In the matter of: 101, 150 HUGHSON ST S
HAMILTON ON L8N2B4

Between: Drake Property Management

Landlord

And

Randy Stargratt

Tenant

Drake Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Randy Stargratt (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

This application was heard by videoconference on December 16, 2025. Before the start of the hearing the Landlord's Representative, Eric Steiman, Tenant's Representative, Merima Menzildzic, the Tenant, Randy Stargratt, advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

I am satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. In or on the residential complex the Tenant will not engage in physical assault, or physically aggressive, intimidating behaviours for the remainder of the tenancy.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, 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. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.

5. If the Tenant does not pay the Landlord the full amount owing on or before October 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from November 1, 2026, at 4.00% annually on the balance outstanding.
6. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before November 1, 2026.
7. If the unit is not vacated on or before November 1, 2026, then starting November 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 2, 2026.

January 13, 2026
Date Issued

Sumathi Dhanapal
Hearings Officer, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on May 2, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.