



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-060204-25-RV

In the matter of: 8, 1 EAST 37TH ST
HAMILTON ON L8V4A6

Between: EAST 37TH HOLDINGS INC.

Landlord

And

MUHAMMED YUNIS

Tenant

Review Order

EAST 37TH HOLDINGS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict MUHAMMED YUNIS (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-060204-25 issued on October 14, 2025.

On November 26, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On November 26, 2025 interim order LTB-L-060204-25-RV-IN was issued, staying the order issued on October 14, 2025.

On December 23, 2025 interim order LTB-L-060204-25-RV-IN2 was issued, granting the review request and sending the application to a de novo hearing.

This application was heard by videoconference on January 27, 2026.

The Landlord's agent Alicia Brothers, the Tenant's representative Merima Menzildic, and the Tenant attended the hearing. At the hearing the parties reached a consent. I was satisfied it was an informed consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,000.00 for arrears of rent up to January 31, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule: \$250.00 a month, on the first of every month, beginning February 1, 2026 up to (and including) January 1, 2027.

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 2026 to January 2027, or until the arrears are paid in full, whichever date is earliest.
4. In order to accommodate the Tenant, the Landlord agrees to send an agent to the rental unit on the first of every month to collect the monthly rent and arrears payment.
5. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 30, 2026
Date Issued

Brett Lockwood
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.