



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-081341-25

In the matter of: 42 EVEREST ST
HAMILTON ON L8W2G9

Between: Amir Amin Landlord

And

Cecil Emile Royer Tenants
Janelle Ashley

Amir Amin (the 'Landlord') applied for an order to terminate the tenancy and evict Cecil Emile Royer and Janelle Ashley (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

A hearing was held by videoconference on January 15, 2026.

The Landlord, Amir Amin, and the Tenants, Cecil Emile Royer, Janelle Ashley, attended the hearing.

Determinations:

1. The Tenants paid the Landlord all the rent that was in arrears up to January 31, 2026.
2. The only amount owing is the Landlord's cost of filing the application. As a result, the order will be limited to costs only.
3. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenants shall pay to the Landlord \$186.00, for the cost of filing the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before February 13, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 14, 2026, at 4.00% annually on the balance outstanding.

February 2, 2026

Date Issued

Jagger Benham

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.