



Order under Subsection 74(2) Residential Tenancies Act, 2006

File Number: LTB-L-090761-25

In the matter of: 445D, 468 OTTAWA ST N
HAMILTON ON L8H4A6

Between: 468 Ottawa North Residences Corp Landlord

And

Eric Sadi-Sadi Tenant

448 Ottawa North Residences Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Eric Sadi-Sadi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Legal Representative, Jeff Shabes, and the Tenant attended the hearing.

1. The Landlord's Legal Representative advised the LTB that prior to the hearing the Tenant paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending November 30, 2025, and the filing fee.
2. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.
3. The Tenant, however, wished to raise issues with the tenancy under section 82 of the *Residential Tenancies Act, 2006* ('Act'). The Tenant confirmed they had not disclosed any section 82 issues to the Landlord prior to the hearing in accordance with Rule 19 of the Board's Rules of Procedure, and I was not satisfied that the reasons for why the Tenant did not comply with the Board's Rules were sufficient or reasonable. Consequently, the Tenant was not permitted to raise any section 82 issues on the day of the hearing. However, that does not preclude the Tenant from filing his own application in accordance with the Act.

February 2, 2026
Date Issued

Fotoula Hatzantonis
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.