



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

File Number: LTB-L-094849-25

In the matter of: 99 MOUNT ALBION RD
HAMILTON ON L8K5S7

Between: Milkha Singh Landlord

And

Brian Palmieri Tenant
Julie Palmieri

Milkha Singh (the 'Landlord') applied for an order to terminate the tenancy and evict Brian Palmieri and Julie Palmieri (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant. (N5 L2).

Milkha Singh (the 'Landlord') {also} applied for an order requiring Brian Palmieri and Julie Palmieri (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

Milkha Singh (the 'Landlord') {also} applied for an order requiring Brian Palmieri and Julie Palmieri (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was heard by videoconference on .

The Landlords representative Mr. Guzina and the Tenants attended the hearing.

On consent of the parties, it is ordered that:

1. Outstanding water utility charges up to September 4, 2026, together with filing fees are in the amount of, \$1,348.20.
2. On or before, February 15, 2026, the Tenants will produce the water utility bill and the water arrears will be adjusted accordingly. If the bill is more than \$240.00 the difference will be deducted from the Tenants payments. If the bill is less than \$240.00 the difference will be added to the Tenants last payment.
3. The Tenants will pay \$1,348.20 as follows:
 - (a) \$250.00 payment, on or before, February 15, 2026;
 - (b) \$250.00 payment, on or before, March 15, 2026;

- (c) \$250.00 payment, on or before, April 15, 2026;
- (d) \$250.00 payment, on or before, May 15, 2026;
- (e) \$250.00 payment, on or before, June 15, 2026;
- (f) \$98.20 final payment, on or before, July 15, 2026;

4. If the Tenant fails to comply with the conditions set out in paragraphs 1, 2 and or 3 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.

February 2, 2026

Date Issued

Suzy Franklyn

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.