



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-109311-25-SA

In the matter of: 301, 1544 KING ST E
HAMILTON ON L8K1S9

Between: 1860697 Ontario Limited Landlord

And

Julius Kamunyu Tenants
Abel Anyangu

1860697 Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Julius Kamunyu and Abel Anyangu (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on October 3, 2025 with respect to application LTB-L-061700-25.

The Landlord's application was resolved by order LTB-L-109311-25, issued on January 9, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-109311-25. This motion was heard by videoconference on January 28, 2026.

The Landlord's legal representative, P. Hays, and the Tenants attended the hearing.

Determinations:

1. It was undisputed that the Tenants failed to meet a condition specified in the order issued by the LTB on October 3, 2025 with respect to application LTB-L-061700-25.
2. The Tenants submit that they are not in a position to afford the monthly rent. The Tenants request additional time to February 28, 2026 to vacate the unit. The Landlord is not opposed.
3. Accordingly, the stay of order LTB-L-109311-25 is lifted on February 28, 2026.

It is ordered that:

1. The motion to set aside Order LTB-L-109311-25, issued on January 9, 2026, is denied.

2. The stay of order LTB-L-109311-25 is lifted on February 28, 2026.

February 2, 2026
Date Issued

Mayra Sawicki
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.