



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-088996-25

In the matter of: 1003, 95 HESS ST S
HAMILTON ON L8P3N4

Between: CityHousing Hamilton Corporation Landlord

And

Jose Salamau Tenant

CityHousing Hamilton Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Jose Salamau (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex;
- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on February 4, 2026.

The Landlord's legal representative Vladimir Molatchenko and the Tenant's legal representative Emily O'Keefe attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions, and specifically the Tenant understood that the tenancy could be terminated without further notice if the Tenant does not comply with this consent order.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For the period February 4, 2026 to February 3, 2027, the Tenant shall not:
 - (a) Commit serious illegal acts including but not limited to mischief and assault; and
 - (b) Seriously impair the safety of other residents or the Landlord's staff by display aggressive behaviour of the character outlined in the notices of termination

including but not limited to wilfully damaging the residential complex or using weapons in the common areas of the residential complex.

3. If the Tenant fails to comply with the conditions set out in paragraph 2 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 12, 2026
Date Issued

Nersi Makki
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.