



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

File Number: LTB-L-105769-25-SA

In the matter of: 12, 821 MAIN ST E
HAMILTON ON L8M1L7

Between: HashGacha Investmentss Ltd. Landlord
Cornerstone Select Properties Inc.

and

Raymond Dawe Tenant

HashGacha Investmentss Ltd. and Cornerstone Select Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Raymond Dawe (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on January 21, 2025, with respect to application LTB-L-055714-24.

The Landlord's application was resolved by order LTB-L-105769-25, issued on January 6, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-105769-25.

This motion was scheduled to be heard by videoconference on February 3, 2026. Instead, the Landlord's Agent Violeta Kocalev and the Tenant participated in a mediation session.

Parties reached an agreement and requested an order on consent to resolve the application.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord their ongoing monthly rent in full and on time, on or before the fifteenth (15th) day of each month commencing February 15, 2026, for a period of one year up to and including, January 15, 2027.
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.

4. The Tenant shall pay to the Landlord \$181.00 remaining of the \$186.00 application filing fee.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 - \$61.00 on or before March 15, 2026
 - \$60.00 on or before April 15, 2026
 - \$60.00 on or before May 15, 2026
6. If the Tenant fails to make any of the payments in paragraph 5, then the outstanding balance becomes immediately due and payable and the balance will begin to accrue interest. This will be simple interest calculated at the post-judgment interest rate determined under paragraph 207(7) of the Residential Tenancies Act, 2006 starting the day after the date of default.

February 5, 2026

Date Issued

Lindsay Phomin

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.