



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

File Number: LTB-L-003038-26-SA

In the matter of: 12, 47 BOLD ST
HAMILTON ON L8P1T4

Between: MEDALLION CORPORATION

Landlord

And

Umut Deniz Timur

Tenant

MEDALLION CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict Umut Deniz Timur (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on November 25, 2025 with respect to application LTB-L-073464-25.

The Landlord's application was resolved by order LTB-L-003038-26, issued on January 19, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-003038-26.

This motion was heard by videoconference on February 18, 2026. The Landlord's legal representative Lindsay Faria and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-003038-26, issued on January 19, 2026, is granted. The Order is set aside and replaced with the following.
2. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
3. The Tenant is required to pay their lawful monthly rent on the 1st day of each month beginning April 1, 2026 until December 1, 2026.
4. 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 26, 2026
Date Issued

Fabio Quattrociocchi
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.