



February 25, 2026

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

File Number: LTB-L-006579-26

In the matter of: 300, 50 JEROME CRES
HAMILTON ON L8E1K6

Between: The Effort Trust Company Landlord

And

Michael Bell Tenant

The Effort Trust Company (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Bell (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on February 18, 2026.

The Landlords Legal Representative Abdulrahman Asiri and the Tenant attended the hearing.

The parties have consented to an order in full and final settlement of the application. By doing so, they acknowledge that they have waived their right to a hearing on the merits of the matter, and the hearing previously scheduled for March 3, 2026, has been cancelled.

I was satisfied that the terms of the agreement are consistent with the Residential Tenancies Act, 2006. I was satisfied that the parties have provided their informed, independent, and voluntary consent

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. The Tenant agrees to pay to the Landlord new rent on time and in full as it comes due and owing for the period April 1, 2026, to March 1, 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.

February 25, 2026
Date Issued

Jennifer Buckminster
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.