



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

File Number: LTB-L-106057-25-SA

In the matter of: 403, 20 CONGRESS CRES
HAMILTON ON L8K5H7

Between: CityHousing Hamilton Corporation Landlord

And

Nikola Sucha Tenant

CityHousing Hamilton Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Nikola Sucha (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on September 16, 2025 with respect to application LTB-L-033864-25-sa.

The Landlord's application was resolved by order LTB-L-106057-25, issued on January 7, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-106057-25.

This motion was heard by videoconference on February 3, 2026.

The Landlord was represented at the hearing by Sharon Churcher. The Tenant was represented at the hearing by Merima Menzildzic.

At the hearing the parties consented to the following order:

It is ordered on consent that:

1. The motion to set aside order LTB-L-106057-25, issued on January 7, 2026, is granted.
2. Order LTB-L-106057-25, issued on January 7, 2026, is set aside and replaced as follows:
3. The Tenant will ensure her pets are under her care and control at all times while outside her unit and in the residential complex and on the complex grounds for the period March 16, 2026, to September 15, 2026.
4. The Tenant will cease yelling and swearing at others for the period March 16, 2026 to September 15, 2026. This includes but is not limited to yelling and swearing at the landlord, the landlord's staff, other tenants, and any guests attending the residential

complex, or yelling and swearing in such a way that it interferes with the reasonable enjoyment of the residential complex for other tenants and/or the Landlord.

5. The Tenant will allow the Landlord and/or their contractors access to her unit upon receipt of a 24-hour notice issued in accordance with the *Residential Tenancies Act, 2006* (the 'Act') for the period March 16, 2026, to September 15, 2026.
6. The Tenant shall ensure their behaviour does not interfere with the ordinary cleanliness of any common areas of the residential unit for the period March 16, 2026, to September 15, 2026.
7. The Tenant or their guests will not make unreasonable noise, nor will you or they interfere with the reasonable enjoyment of the residential complex by others for the period March 16, 2026, to September 15, 2026.
8. The Tennat will not allow their pet or any pet you bring on the premises to disturb the reasonable enjoyment of the premises by other tenants for the period March 16, 2026 to September 15, 2026. The Tenant further agrees that are responsible for the cost of repair of any damage or any loss which may be caused by their pet.
9. If the Tenant fails to comply with the conditions set out in of this order, the Landlord may apply under section 78 of 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.

March 19, 2026
Date Issued

Bryan Delorenzi
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.

