



Amended Order under Section 69
Residential Tenancies Act, 2006
and section 21.1 of the Statutory Powers Procedures Act

File Number: LTB-L-096872-25-AM

In the matter of: 2 BMST - 783 QUEENSDALE AVE E
HAMILTON ON L8V1M7

Between: Joyce Oloke Landlord

And

Christopher Grennan Tenant

Joyce Oloke (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Grennan (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

Joyce Oloke (the 'Landlord') also applied for an order requiring Christopher Grennan (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement (L2 Application).

The Landlord also applied for an order determining the Tenant owes rent (L1 Application).

This application was heard by videoconference on March 12, 2026.

The Landlord, Landlord's legal representative Christine Stewart, and the Tenant attended the hearing.

This amended order is issued to correct a clerical error in the order dated March 16, 2026. The amendments are underlined for ease of reference.

On consent of the parties, it is ordered that:

1. The L1 application is discontinued to March 31, 2026 as all arrears and the filing fee have been paid.
2. The tenancy between the Landlord and Tenant is terminated on a non-voidable basis May 31, 2026.

3. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after June 1, 2026.
5. The Tenant shall also pay to the Landlord \$104.00 for unpaid utilities bills owing up to the date of the hearing.
6. The Tenant agrees to fill in all holes that are present in the backyard prior to vacating the rental unit.

March 16, 2026
Date Issued

Brett Lockwood
Member, Landlord and Tenant Board

March 19, 2026
Date Amended
Order Issued

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.