



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-057946-25

In the matter of: 2, 2 ORIOLE CRES
HAMILTON ON L8H6 G8

Between: CityHousing Hamilton Corporation Landlord

And

Riki Joseph Tenant

CityHousing Hamilton Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Riki Joseph (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;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

CityHousing Hamilton Corporation (the 'Landlord') also applied for an order requiring Riki Joseph (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

The parties requested mediation with the assistance of a Dispute Resolution Officer through the Landlord and Tenant Board online portal. The Landlord's Agent, Sharon Churcher and the Tenant, Riki Joseph agreed to participate in mediation on March 27, 2026, and April 8, 2026.

As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay the Landlord \$2,801.00 for the reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property.
2. The Tenant shall pay the amount owing in paragraph (1) in accordance to the following schedule:

- a) On or before May 1, 2026, and every 1st day of the month for 27 payments up to and including July 1, 2028, \$100.00.
 - b) On or before August 1, 2028, \$101.00.
3. If the Tenant fails to comply with the conditions set out in paragraph (1) 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. If the Tenant fails to make a payment the Landlord, the Tenant will also start to owe interest. This will be simple interest calculated from day after the defaulted payment at 4.00% annually on the balance outstanding.

April 22, 2026
Date Issued

Tanya Speedie
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.