



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

File Number: LTB-L-015555-26-SA

In the matter of: 1910, 151 QUEEN ST N
HAMILTON ON L8R2V7

Between: Victoria Park Community Homes Landlord

And

John Kaye Tenant

Victoria Park Community Homes (the 'Landlord') applied for an order to terminate the tenancy and evict John Kaye (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on July 10, 2025 with respect to application LTB-L-036227-25-SA.

The Landlord's application was resolved by order LTB-L-015555-26, issued on February 24, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-015555-26.

This motion was heard by videoconference on May 5, 2026.

The Landlord's agent Patrick Langille, the Tenant and the Tenant's Legal Representative Merima Menzildzic attended the hearing.

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

Determinations:

1. The parties agreed to set aside order LTB-L-015555-26, and to amend LTB-L-036227-25-SA is amended to reflect a new payment plan.

It is ordered that:

1. The motion to set aside Order LTB-L-015555-26, issued on February 24, 2026, is granted.
2. Order LTB-L-015555-26, issued on February 24, 2026, is set aside and cannot be enforced.

3. The previous order issued on July 10, 2025, with respect to LTB-L-036227-25-SA is amended as follows:
4. The Tenant shall pay to the Landlord **\$2,333.41** for arrears of rent up to May 31, 2026, and costs.
5. The Tenant agrees to repay the arrears according to the following schedule:

Date of Payment	Payment Amount
June 1, 2026	\$300.00
July 1, 2026	\$300.00
August 1, 2026	\$300.00
September 1, 2026	\$300.00
October 1, 2026	\$300.00
November 1, 2026	\$300.00
December 1, 2026	\$300.00
January 1, 2027	\$233.41

6. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 1, 2026, to January 1, 2027, or until the arrears are paid in full, whichever date is earliest.
7. If the Tenant fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

May 13, 2026
Date Issued

Jagger Benham
 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.