



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

File Number: LTB-L-009670-26-SA

In the matter of: 8, 1 EAST 37TH ST
HAMILTON ON L8V4A6

Between: East 37th Holdings Inc. Landlord
Alicia Zoeteman

And

Muhammed yunis Tenant

East 37th Holdings Inc. and Alicia Zoeteman (the 'Landlord') applied for an order to terminate the tenancy and evict Muhammed yunis (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 January 30, 2026 with respect to application L T B - L - 0 6 0 2 0 4 - 2 5.

The Landlord's application was resolved by order LTB-L-009670-26, issued on February 6, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-009670-26.

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

The Landlord's agent Alicia Zoeteman, the Tenant and the Tenant's Legal Representative Merlima 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-009670-26, and to amend LTB-L-060204-24 is amended to reflect a new payment plan.

It is ordered that:

1. The motion to set aside Order LTB-L-009670-26, issued on February 6, 2026, is granted.
2. Order LTB-L-009670-26, issued on February 6, 2026, is set aside and cannot be enforced.

3. The previous order issued on January 30, 2026, with respect to LTB-L-060204-24 is amended as follows:
4. The Tenants shall pay to the Landlord **\$2,000.00** for arrears of rent up to May 31, 2026, and costs.
5. Rent is \$840.00 a month and is due on the 1st of each month.
6. The Tenant shall have ODSP directly pay their rent beginning June 1, 2026.
7. The Landlord will follow-up with the Hamilton Housing Help Centre to have \$2,000.00 paid in full on or before May 30, 2026. The Landlord will work diligently with the Hamilton Housing Help Centre to ensure no delay in remitting this payment to the Landlord.
8. If the arrears are still outstanding by June 1, 2026, the Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
June 1, 2026	\$250.00
July 1, 2026	\$250.00
August 1, 2026	\$250.00
September 1, 2026	\$250.00
October 1, 2026	\$250.00
November 1, 2026	\$250.00
December 1, 2026	\$250.00
January 1, 2027	\$250.00

9. 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.
10. 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 8, 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.