



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-007275-26/
LTB-L-108870-25

In the matter of: Upper Unit, 99 BURKHOLDER DR
HAMILTON ON L8V2C6

Between: Chris Hook Landlord
CJCH Holdings Inc.

And

Jacob Kaloustian Tenants
Rachel Cobbett
Nathan Kaloustian

Chris Hook and CJCH Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Jacob Kaloustian, Rachel Cobbett and Nathan Kaloustian (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has wilfully or negligently caused damage to the premises
- the Tenants, another occupant of the rental unit or a person the Tenants permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

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

Chris Hook and CJCH Holdings Inc. (the 'Landlord') also applied for an order requiring Jacob Kaloustian, Rachel Cobbett and Nathan Kaloustian (the 'Tenants') 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 Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex.

The application was scheduled to be heard on May 19, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord, the Landlord's Representative, Kelly Hawkes, and the Tenants, Jacob Kaloutian and Rachel Cobbett, on behalf of all Tenants, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

The parties agreed to the following:

1. The Tenants was in possession of the rental unit on the date the application was filed.
2. Based on the monthly rent, the daily compensation is \$63.78. This amount is calculated as follows: \$1,940.00 x 12, divided by 365 days.
3. The Landlord collected a rent deposit of \$1,700.00 from the Tenants and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$281.22 is owing to the Tenants for the period from May 30, 2017 to May 19, 2026.
4. The rent deposit and interest owing on the rent deposit will be applied to the last month of the tenancy.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before September 30, 2026.
2. If the unit is not vacated on or before September 30, 2026, then starting October 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 October 1, 2026.
4. The Landlord waives \$12,192.25 for damages as claimed in the application.
5. The Landlord also waives the application filing fee.
6. The Tenants shall also pay the Landlord compensation of \$63.78 per day for the use of the unit starting October 1, 2026 until the date the Tenants move out of the unit.

May 29, 2026
Date Issued

Christine Leitch
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenants expires on April 1, 2027 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.