



## **Order under Section 69 Residential Tenancies Act, 2006**

**Citation:** 235 REBECCA STREET LIMITED v HASSAN, 2026 ONLTB 42749

**Date:** 2026-05-29

**File Number:** LTB-L-011039-26

**In the matter of:** 610, 235 REBECCA ST  
HAMILTON ON L8R3H4

**Between:** 235 REBECCA STREET LIMITED

Landlord

**And**

ABDUL HASSAN

Tenant

235 REBECCA STREET LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict ABDUL HASSAN (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on May 27, 2026.

The Landlord's Agent, Aida Da Silva, the Landlord's Legal Representative, Lindsay Faria and the Tenant attended the hearing. The Tenant spoke to Tenant Duty Counsel prior to the start of this proceeding.

At the hearing, the parties before the LTB consented to the following order. I was satisfied that the parties understood the consequences of their consent.

### **The parties Agree that:**

1. The Tenant agrees to a rental unit inspection on June 3, 2026, for pests, pursuant to receipt of a notice of inspection pursuant to the Act.
2. The Tenant agrees to a rental unit inspection on June 8, 2026, for the purpose of decluttering, pursuant to receipt of a notice of inspection pursuant to the Act.
3. The Landlord agrees to provide one week notice for pest control treatments.

**On consent of the parties, it is ordered that:**

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall comply with pest control preparation which shall be provided by the Landlord and or the Landlord's Agents prior to pest treatments for a period of 12 months from May 29, 2026 and continuing to April 30, 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application on or before July 31, 2026.
5. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026, at 4.00% annually on the balance outstanding.

**May 29, 2026**  
**Date Issued**

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Panagiotis P. Roupas  
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.