



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-023277-26
LTB-L-023058-26

In the matter of: 2, 301 BARTON ST E
HAMILTON ON L8L2X4

Between: HONAR INVESTOR INC. Landlord

And

CONNOR ALVAREZ Tenant

HONAR INVESTOR INC. (the 'Landlord') applied for an order to terminate the tenancy and evict CONNOR ALVAREZ (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes.
- the Tenant has been persistently late in paying the Tenant's rent.

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, Ali Honarmand, the Landlord's Legal Representative, Danial Yousefian, and the Tenant attended the hearing. I was satisfied that the parties understood the terms and consequences of their consent. The parties also resolved LTB-L-023058-26 through this consent order.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant terminates on June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$53.45 per day for the use of the unit starting July 1, 2026 until the date the Tenant moves out of the unit.
5. The Tenant shall pay to the Landlord \$10,665.10 for arrears to June 30, 2026, including costs.

6. The Landlord collected a rent deposit of \$1454.08 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated. Interest on the rent deposit, in the amount of \$138.92 is owing to the Tenant for the period from September 1, 2021 to May 27, 2026. This amount is deducted from the amount the Tenant owes to the Landlord.
7. The total the Tenant shall pay to the Landlord is \$9,072.10.
8. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.

June 4, 2026
Date Issued

Allana McComb
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on January 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.