



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

File Number: LTB-L-037657-26

In the matter of: A, 208 KENILWORTH AVE N
HAMILTON ON L8H4S2

Between: Alia Sursen Landlord

And

Jose Chavez Tenant

Alia Sursen (the 'Landlord') applied for an order to terminate the tenancy and evict Jose Chavez (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant 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 Tenant remained in the unit after the termination date.

The Landlord also applied for an order requiring the Tenant 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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on June 11, 2026.

The Landlord and the Tenant's son, J. Chavez-Atkinson, attended the hearing.

The parties before the Board entered into the following consent order. I was satisfied the parties understood the consequences of the joint submission. I was also satisfied that J. Chavez-Atkinson had authority to speak on behalf of the Tenant.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 1, 2026.

2. If the unit is not vacated on or before July 1, 2026, then starting July 2, 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 2, 2026.
4. The Tenant shall pay to the Landlord \$4,500.00, which represents the damages claimed on the application, inclusive of costs.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 - a) \$150.00 per month on the last day of each month, commencing October 31, 2026, up to and including March 31, 2029 (30 months).
6. In the event of a default in the payment of the amounts set out in this order, the Landlord remains at liberty to pursue any remedies available at law to enforce collection of the outstanding balance.

June 18, 2026
Date Issued

Mayra Sawicki
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 2, 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.