



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-045978-26

In the matter of: 113, 1712 MAIN ST W
HAMILTON ON L8S1G7

Between: Pinedale Properties Ltd Landlord

And

Tanika Cole-Reid Tenant

Pinedale Properties Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Tanika Cole-Reid (the 'Tenant') because:

- 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 June 16, 2026.

The Landlord's Agent Tatiana Storozhuk, the Landlord's Legal Representative, Samuel Korman, the Tenant and the Tenant's support person, Ursa Lybesha attended the hearing.

The parties before the Board consented to the following order.

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 pay to the Landlord the lawful rent in full on or before the first day of each consecutive month it becomes due commencing July 1, 2026 and continuing through to and including June 1, 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 also pay to the Landlord \$186.00 for the cost of filing the application.

5. 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 18, 2026
Date Issued

Krista-Maria White
Member, Landlord and Tenant Board

Heather Chapple
Vice, Chair, 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.