



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-016241-26

In the matter of: 1010, 181 JACKSON ST W
HAMILTON ON L8P1L8

Between: Cityhousing Hamilton Corporation Landlord

And

Maria Moniz Tenant

Cityhousing Hamilton Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Maria Moniz (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex;
- 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.

This application was heard by videoconference on June 15, 2026. The Landlord's legal representative, Vladimir Molatchenko, and the Tenant were present.

The parties reached consent and mutually agreed to resolve all matters at issue in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed that:

- The Tenant agreed that the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex will not substantially interfere with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.
- The Tenant agreed not to permit Mr. Robert Villafana in the residential complex or the rental unit.
- The parties reached consent prior to the mediation, and the terms were reviewed with the Tenant.

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 from the date of hearing to December 31, 2027.
2. The Tenant, another occupant of the rental unit, the Tenant's guest, or a person the Tenant permitted in the residential complex shall not commit an illegal act or permit someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.
3. The Tenant, another occupant of the rental unit, the Tenant's guest, or a person the Tenant permitted in the residential complex shall not seriously impaired the safety of any person including other Tenants, The Landlord, the Landlord's agent or employees in the rental unit or the residential complex.
4. If the Tenant fails to comply with the conditions set out in paragraph 2 or 3 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.
5. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenant does not pay the Landlord the full amount owing on or before December 31, 2027, the Tenant will start to owe interest. This will be simple interest calculated from January 1, 2028, at 4.00% annually on the balance outstanding.

June 22, 2026
Date Issued

Maryam Cooper
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.

