



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-035929-26

In the matter of: 602, 285 DUNDURN ST S
HAMILTON ON L8P4L2

Between: The Effort Trust Company Landlord

And

Joshua Harris Tenant

The Effort Trust Company (the 'Landlord') applied for an order to terminate the tenancy and evict Joshua Harris (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.

The application was heard by videoconference on June 23, 2026. The Landlord's legal representative Abdulrahman Asiri and the Tenant attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agree that if a rent due date falls on a weekend or statutory holiday, then the monthly rental payment is due on or before the next business day.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord the monthly rent on time and in full as it comes due and owing for the period of, and including July 1, 2026, to June 1, 2027.
2. If the Tenant fails to comply with the condition set out in paragraph 1 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.

3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing on or before June 26, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 27, 2026 at 4.00% annually on the balance outstanding.

June 26, 2026
Date Issued

Sandra Sabourin
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.