



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

File Number: LTB-L-036140-26

In the matter of: 7, 63 FONTHILL RD
HAMILTON ON L9C6T1

Between: 2376616 Ontario Inc Landlord

And

RAMI HANNOON Tenants
RAJAA ALNATSHEH

2376616 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict RAMI HANNOON and RAJAA ALNATSHEH (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on June 23, 2026.

The Landlord's Agent Jordan Villanueva, the Tenant and the Tenant's Representative Mohamad Bsar attended the hearing.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy in the application. Therefore, the tenancy shall continue subject to the conditions set out in this order.
2. The Tenant was in possession of the rental unit on the date the application was filed. The monthly rent is \$1,446.15.
3. On April 24, 2026, the Landlord gave the Tenant an N8 notice of termination. The notice of termination contains the following allegations:

The Tenants have persistently failed to pay the rent on the date it was due. The rent is due on the first day of each month. The Tenant has paid the rent late 5 times in the past 12 months.

4. The Landlord's Agent submitted that the Tenants have made the rent payments on time since the filing of the application.
5. It was uncontested that the Tenant had paid the rent late 5 times in the past 12 months.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

Relief from Eviction

7. The Landlord is seeking termination of the tenancy and did not consent to a conditional order because it was the Landlord's position that the Tenants have a history of paying the rent late.
8. The Tenant acknowledged the prior late payments and testified that he and his family have resided in the unit since 2016 and they can afford to pay the rent on time.
9. Balancing the interests and prejudices to each of the parties, I find that the Tenants have been paying the rent on time for the last few months, and a conditional order is appropriate. This will allow the Tenants' housing to be preserved and the prejudice to the Landlord alleviated by allowing the Landlord to apply to the Board for termination of the tenancy without further notice to the Tenants in the event the Tenants fails to comply with the conditions in this Order.
10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

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 Tenants shall pay to the Landlord the monthly rent on or before the first day of each month beginning July 1, 2026, 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 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 July 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 21, 2026 at 4.00% annually on the balance outstanding.

June 26, 2026
Date Issued

Brenda Mercer
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.