



**Amended Order
Order under Section 78(11)
Residential Tenancies Act, 2006**

Citation: WoodGreen Community Housing Inc v Chevalier, 2025 ONLTB 74641

Date: 2025-09-24

File Number: LTB-L-048936-25-SA-AM

In the matter of: 210, 540 CEDARVALE AVE
EAST YORK ON M4C0B2

Between: WoodGreen Community Housing Inc Landlord

And

Alan Marcel Chevalier Tenant

WoodGreen Community Housing Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Alan Marcel Chevalier (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the mediated settlement signed by the parties on April 11, 2025, with respect to application LTB-L-102699-24.

The Landlord's application was resolved by order LTB-L-048936-25, issued on June 23, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-048936-25.

This motion was heard by videoconference on September 10, 2025.

The Landlord's Legal Representative A.S. Kassam, the Landlord's agent Eromo Akingbehin, the Landlord's witness Kaydian Moreau and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

This amended order is issued to correct clerical errors in the order issued on September 24, 2025.

It is ordered that:

1. The Tenant's motion to set aside LTB-L-048936-25 is granted and replaced with the following:
2. The Tenant shall pay to the Landlord \$3,277.00 for arrears of rent up to September 30, 2025, and costs.

3. The Tenant shall pay to the Landlord the amount set out in paragraph **2** in accordance with the following schedule:
 - a) \$273.08 to be paid on or before the 1st of each month, starting October 1, 2025, until August 1, 2026.
 - b) \$273.12 on or before September 1, 2026.
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the duration of the payment plan, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after September 30, 2025.

September 24, 2025
Date Issued

Jagger Benham
Member, Landlord and Tenant Board

January 7, 2026
Date Amended

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.