



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

File Number: LTB-L-098333-25-SA

In the matter of: 803, 20 FALSTAFF AVE
NORTH YORK ON M6L2C8

Between: Toronto Community Housing Corporation Landlord

And

Yusuf Kawoya Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Yusuf Kawoya (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 order issued by the LTB on August 11, 2023 with respect to application LTB-L-018740-23.

The Landlord's application was resolved by order LTB-L-098333-25, issued on December 1, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-098333-25.

This motion was heard by videoconference on January 7, 2026.

The Landlord's agent Rahel Abera, the Tenant's representative Ricardo Colonnese, and the Tenant attended the hearing. At the hearing the parties reached a consent. I was satisfied it was an informed consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-098333-25, issued on December 1, 2025, is granted.
2. Order LTB-L-098333-25, issued on December 1, 2025, is set aside and cannot be enforced.
3. The previous order issued on August 11, 2023 with respect to LTB-L-018740-23 is amended as follows:
4. The Tenant shall pay to the Landlord \$12,590.70 for arrears of rent up to January 31, 2026 and costs.

5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 - Payment of \$1,000.00 on or before January 31, 2026;
 - Beginning February 20, 2026, and on the 20th of every month up to (and including) May 20, 2028, the amount of \$400.00; and
 - Payment of \$390.79 on or before June 20, 2028.
6. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 2026 to June 2028, or until the arrears are paid in full, whichever date is earliest.
7. 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 4 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 January 31, 2026.

January 13, 2026

Date Issued

Brett Lockwood

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.