



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

File Number: LTB-L-097228-25-SA

In the matter of: 957 TANDRIDGE CRES
ETOBICOKE ON M9W2P2

Between: Toronto Community Housing Corporation Landlord

And

Karrette Cousins Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Karrette Cousins (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 March 14, 2022 with respect to application TNL-10990-18-RV, TNT-13192-19.

The Landlord's application was resolved by order LTB-L-097228-25, issued on November 24, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-097228-25.

This motion was scheduled to be heard by videoconference on January 5, 2026, at which the parties came to a consent and requested to meet with the Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord's Agent, Irma Halili, and the Tenant were present.

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

It is ordered on consent that:

1. The motion to set aside Order LTB-L-097228-25, issued on November 24, 2025, is granted.
2. Order LTB-L-097228-25, issued on November 24, 2025, is set aside and cannot be enforced.
3. The previous order issued on March 14, 2022, with respect to TNL-10990-18-RV, TNT-13192-19 is cancelled and replaced with the following:

4. The Tenant shall pay to the Landlord \$22,174.90 for arrears of rent up to January 31, 2026, and \$186.00 for the application filing fee. The total amount the Tenant shall pay to the Landlord is \$22,360.90.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 - a) \$2,100.00 is to be paid on or before January 10, 2026;
 - b) \$400.00 is to be paid on or before the 20th day of each month commencing on January 20, 2026, up to and including February 20, 2030;
 - c) \$260.00 is to be paid on or March 20, 2030.
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 1, 2026, to March 1, 2030, 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 15, 2026
Date Issued

Christine Leitch
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.