



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

File Number: LTB-L-100668-25-SA

In the matter of: 301, 1651 VICTORIA PARK AVE
SCARBOROUGH ON M1R1P9

Between: DANAM LIMITED Landlord

And

Andrea Michelle Cooke Tenant

DANAM LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict Andrea Michelle Cooke (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 October 1, 2025 with respect to application LTB-L-058453-25.

The Landlord's application was resolved by order LTB-L-100668-25, issued on December 8, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-100668-25.

This motion was heard by videoconference on January 12, 2026. The Landlord's agent Mohammad Sabir, the Tenant and the Tenant's support worker Yuxin Chen attended the hearing.

The parties consented to the following order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-100668-25, issued on December 8, 2025, is granted. The order is set aside and replaced with the following.
2. The Tenant shall pay to the Landlord \$2,773.49 for arrears of rent up to January 31, 2026.
3. The Tenant shall pay the amount set out in paragraph 2 on or before January 22, 2026.
4. If the Tenant fails to make the payment 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 January 31, 2026

January 15, 2026
Date Issued

Fabio Quattrociocchi
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.