



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

**File Number:** LTB-L-090622-25-SA

**In the matter of:** 206, 7 ARLETA AVE  
Toronto ON M3L2E2

**Between:** Toronto Seniors Housing Corp. acting as Landlord  
agent for Toronto Community Housing Corp

**And**

Armando Valente Tenant

Toronto Seniors Housing Corp. acting as agent for Toronto Community Housing Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Armando Valente (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 April 15, 2025 with respect to application LTB-L-000523-25.

The Landlord's application was resolved by order LTB-L-090622-25, issued on November 3, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-090622-25.

This motion was heard by videoconference on January 13, 2026. The Landlord's representative Lidia Cruz, and the Tenant represented by Ricardo Colonese, attended the hearing.

The Landlord consents to the Tenant's motion to set aside. The parties agree the Tenant owes the Landlord \$8,686.00 in arrears, costs, including the enforcement fee, to the end of January 2026.

At the hearing the parties consented to the following order.

**On consent it is ordered that:**

1. The motion to set aside Order LTB-L-090622-25, issued on November 3, 2025, is granted.
2. Order LTB-L-090622-25, issued on November 3, 2025, is set aside and cannot be enforced.
3. Order LTB-L-000523-25 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$8,686.00 plus rent as it becomes due as follows:

- The Tenant shall pay to the Landlord \$751.00 on January 13, 2026.
  - The Tenant shall pay to the Landlord the lawful rent plus \$100.00 on or before the 1<sup>st</sup> day of each consecutive month commencing February 2026 and continuing through August 2032.
  - The Tenant shall pay to the Landlord the lawful monthly rent plus \$35.00 on or before September 1, 2032.
5. In the event the Tenant fails to make the above said payments in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenant, for an Order terminating the tenancy and evicting the Tenant and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

**January 19, 2026**

**Date Issued**

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**Greg Joy**

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.

