



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

File Number: LTB-L-100470-25-SA

In the matter of: 11, 2350 FINCH AVE W
NORTH YORK ON M9M2C7

Between: Toronto Community Housing Corporation Landlord

And

Ricknauth Ramnauth Tenants
Gaitree Basdeo

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Ricknauth Ramnauth and Gaitree Basdeo (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 May 14, 2025, with respect to application LTB-L-021655-25.

The Landlord's application was resolved by order LTB-L-100470-25, 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-100470-25.

This motion was heard by videoconference on January 14, 2026.

The Landlord's agent, Irma Halili, and the first-named Tenant attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

On consent, it is ordered that:

1. The motion to set aside order LTB-L-100470-25, issued on December 8, 2025, is granted. The order cannot be enforced.
2. The previous order issued on May 14, 2025, with respect to LTB-L-021655-25 is cancelled and replaced with the following:
3. The Tenants shall pay to the Landlord \$10,041.61 for arrears of rent up to January 31, 2026, and costs.

4. The Tenants shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:
 - Monthly payments of \$300.00 commencing on or before February 25, 2026, and continuing on or before the 25th of each consecutive month until October 25, 2028 (33 months).
 - \$141.61 on or before November 25, 2028.
5. The Tenants shall also pay to the Landlord new rent in full on or before the 1st day of each month commencing February 1, 2026, and continuing until November 1, 2028, or until the arrears are paid in full, whichever date is earliest.
6. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 3 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 23, 2026
Date Issued

Melissa Anjema
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.