



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

File Number: LTB-L-100665-25-SA

In the matter of: 1520, 295 SHUTER ST
TORONTO ON M5A1W6

Between: Toronto Community Housing Corporation Landlord

And

Denisha Joseph Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Denisha Joseph (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 July 24, 2023 with respect to application LTB-L-032112-22.

The Landlord's application was resolved by order LTB-L-100665-25, 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-100665-25.

This motion was heard by videoconference on January 15, 2026.

The Landlord's agent Elida Myrtaj and the Tenant attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-100665-25, issued on December 8, 2025, is granted.
2. The previous order issued on July 24, 2023, with respect to LTB-L-032112-22 is amended as follows:
3. The Tenant shall pay to the Landlord \$1,579.95, for arrears of rent up to January 31, 2026, and costs.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:

- a. Commencing on February 15, 2026, and on the 15th day of each month thereafter up to and including April 15, 2027, the Tenant shall pay to the Landlord \$100.00.
 - b. The Tenant's final payment is due on or before May 15, 2027, in the amount of \$79.95.
5. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due on or by the first day of each corresponding month from February 1, 2026, up to and including May 1, 2027, or until the arrears are paid in full, whichever date is earliest.
6. 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 3 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 21, 2026
Date Issued

Kyle McGraw
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.