



**Order under Section 78(6)  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-109482-25

**In the matter of:** 12, 153 BORDEN ST  
TORONTO ON M5S2N4

**Between:** Neighbours Community Homes Landlord

**And**

Habiba Diriye Tenant

Neighbours Community Homes (the 'Landlord') applied for an order to terminate the tenancy and evict Habiba Diriye (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the order issued by the Board on March 28, 2024 with respect to application LTB-L-019828-23.

A hearing was held by videoconference on January 20, 2026 to consider this application.

The Landlord and the Tenant attended the hearing. The Landlord's representative Judy Ngo, and the Tenant, assisted by her daughter Rina Diriye, attended the hearing.

The parties agree the Tenant owes the Landlord \$6,235.00 in arrears and costs to the end of January 2026. The parties also agree that lawful monthly rent is \$1,540.00.

At the hearing the parties consented to the following order.

**It is ordered that:**

1. Order LTB-L-019828-23 is cancelled.
2. The Tenant shall pay to the Landlord \$6,235.00 as follows:
3. The Tenant shall pay to the Landlord \$100.00 commencing on February 15, 2026 and continuing each consecutive month on or before the 15<sup>th</sup> of each month until the entire amount owing is paid in full.
4. The Tenant shall pay to the Landlord the lawful rent in full and on time for each consecutive month commencing February 2026 and continuing until the entire amount owing is paid in full.

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 26, 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.