



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

File Number: LTB-L-074701-25-SA

In the matter of: 1916, 245 DUNN AVE
TORONTO ON M6K1S6

Between: TORONTO COMMUNITY HOUSING CORPORATION Landlord

And

VENITHA ALEXANDER Tenant

TORONTO COMMUNITY HOUSING CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict VENITHA ALEXANDER (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 1, 2023 with respect to application LTB-L-005392-22-AM.

The Landlord's application was resolved by order LTB-L-074701-25, issued on September 16, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-074701-25.

This motion was heard by videoconference on January 19, 2026.

The Landlord's agent E. Mrtaj, the Landlord's representative E. Akasha and the Tenant attended the hearing.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-074701-25, issued on September 16, 2025, is granted.
2. Order LTB-L-074701-25, issued on September 16, 2025, is set aside and cannot be enforced.
3. The previous order issued on May 1, 2023 with respect to LTB-L-005392-22-AM is cancelled and replaced with the following terms:
4. The Tenant shall pay to the Landlord \$3,101.00 for arrears of rent up to January 31, 2026 and costs.

5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 on or before January 31, 2026.
6. 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 4 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.
7. Prior to filing for eviction, the Landlord agrees to email the Tenant's representative at hr2@pcls.clcj.ca, or as otherwise advised.

February 2, 2026
Date Issued

Peter Nicholson
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.