



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

File Number: LTB-L-102956-25-SA

In the matter of: 3, 1874 SHEPPARD AVE W
NORTH YORK ON M3L 1Y3

Between: Toronto Community Housing Corporation Landlord

and

Annisha Gordon Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Annisha Gordon (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 August 20, 2024 with respect to application LTB-L-046484-24.

The Landlord's application was resolved by order LTB-L-102956-25 issued on December 29, 2025. This order was issued without a hearing being held.

The motion was scheduled to be heard on January 21, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the Tenant's motion. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Denise Hannivan to assist in finalizing the terms and issuing the requested order.

The Landlord's Representative Rahel Abera, the Tenant, and the Tenant's Representative Noland Merrick were present. Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

- 1) The Landlord consents to the Tenant's motion to set aside order LTB-L-102956-25.
- 2) The rent arrears owing to January 31, 2026 are \$7,262.00.
- 3) The Landlord is still owed the \$186.00 for filing the original L1 application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The motion to set aside Order LTB-L-102956-25 issued on December 29, 2025 is granted.

2. Order LTB-L-102956-25, issued on December 29, 2025 is set aside and cannot be enforced.
3. The previous order issued on August 20, 2024 with respect to LTB-L-046484-24 is cancelled and replaced with this order.
4. The Tenant shall pay to the Landlord \$7,448.00 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 in the following manner:

Date of Payment	Payment Amount
February 25, 2026	\$150.00
March 25, 2026	\$150.00
April 25, 2026	\$150.00
May 25, 2026	\$150.00
June 25, 2026	\$150.00
July 25, 2026	\$150.00
August 25, 2026	\$150.00
September 25, 2026	\$150.00
October 25, 2026	\$150.00
November 25, 2026	\$150.00
December 25, 2026	\$150.00
January 25, 2027	\$150.00
February 25, 2027	\$150.00
March 25, 2027	\$150.00
April 25, 2027	\$150.00
May 25, 2027	\$150.00
June 25, 2027	\$150.00
July 25, 2027	\$150.00
August 25, 2027	\$150.00
September 25, 2027	\$150.00
October 25, 2027	\$150.00
November 25, 2027	\$150.00
December 25, 2027	\$150.00
January 25, 2028	\$150.00
February 25, 2028	\$150.00

Date of Payment (continued)	Payment Amount (continued)
March 25, 2028	\$150.00
April 25, 2028	\$150.00
May 25, 2028	\$150.00
June 25, 2028	\$150.00
July 25, 2028	\$150.00
August 25, 2028	\$150.00
September 25, 2028	\$150.00
October 25, 2028	\$150.00
November 25, 2028	\$150.00
December 25, 2028	\$150.00
January 25, 2029	\$150.00
February 25, 2029	\$150.00
March 25, 2029	\$150.00
April 25, 2029	\$150.00
May 25, 2029	\$150.00
June 25, 2029	\$150.00
July 25, 2029	\$150.00
August 25, 2029	\$150.00
September 25, 2029	\$150.00
October 25, 2029	\$150.00
November 25, 2029	\$150.00
December 25, 2029	\$150.00
January 25, 2030	\$150.00
February 25, 2030	\$150.00
March 25, 2030	\$98.00

6. The Tenant shall also pay to the Landlord the full monthly rent on as it comes due and owing for the period **February 1, 2026, to March 1, 2030** or until the arrears are paid in full, whichever date is earliest.
7. 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 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.

8. This order is in full and final settlement of the application.

January 28, 2026
Date Issued

Denise Hannivan
Hearings Officer, 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.