



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

File Number: LTB-L-096546-25-SA

In the matter of: 2721, 200 WELLESLEY ST E TORONTO ON M4X1G3

Between: Toronto Community Housing Corporation Landlord

and

Nasimuddin Attayee Tenant

TORONTO COMMUNITY HOUSING CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict NASIMUDDIN ATTAYEE (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 31, 2025, with respect to application LTB-L-032078-25.

The Landlord's application was resolved by order LTB-L-096546-25, issued on January 8, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-096546-25.

This motion was scheduled to be heard by videoconference on February 3, 2026. Instead, the Landlord's Legal Representative Elida Myrtaj and the Tenant engaged in private settlement discussions. Parties reached an agreement and requested an order on consent to resolve the motion.

On consent of the parties, it is ordered that:

1. The motion to set aside Order LTB-L-096546-25, issued on January 8, 2026, is granted.
2. Order LTB-L-096546-25, issued on January 8, 2026, is set aside and cannot be enforced.
3. The previous order issued on July 31, 2025, with respect to LTB-L-032078-25 is amended as follows:
4. The Tenant shall pay to the Landlord \$15,210.00 for arrears of rent up to February 28, 2026, and costs.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 - \$100.00 on or before the first day of each month for 151 months, beginning March 2026 up to and including September 2038

- \$110.00 on or before October 1, 2038
6. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period from March 2026 to October 2038, 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 1 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 February 28, 2026.

February 4, 2026
Date Issued

Lindsay Phomin
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.