



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-080994-25-RV

In the matter of: 256 WOODSWORTH RD
Toronto ON M2L2T1

Between: TORONTO COMMUNITY HOUSING CORP Landlord

And

MARTINE MAWAKA Tenant

Review Order

TORONTO COMMUNITY HOUSING CORP (the 'Landlord') applied for an order to terminate the tenancy and evict MARTINE MAWAKA (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-080994-25 issued on December 16, 2025. The Tenant alleges that they were not reasonably able to participate in the December 8, 2025 hearing because they did not receive the notice of hearing in time.

On December 18, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On December 30, 2025, interim order LTB-L-080994-25-RV-IN was issued, staying the order issued on December 16, 2025.

The request to review was heard by videoconference on January 30, 2026.

The Landlord's Agent Natassha Johnson and the Tenant attended the hearing.

Determinations:

1. At the outset of the hearing, the Landlord consented to the request for review and the parties requested an order on consent. I was satisfied that the Tenant understood the terms of the consent and the consequences of a breach.

On consent, it is ordered that:

1. The request to review order LTB-L-080994-25 issued on is granted.

2. The order issued on December 8, 2025 is amended as follows:
- a) The total arrears, including fees, are \$36,710.00 for the period ending January 31, 2026.
 - b) The Tenant shall pay to the Landlord the amount set out above in accordance with the following schedule:
 - i) Monthly payments on or before the 25th day of each month, commencing on February 25, 2026 until February 25, 2031 in the amount of \$600.00 towards arrears;
 - ii) A final payment on or before March 25, 2031, in the amount of \$110.00.
 - c) The Tenant shall also pay to the Landlord new rent on time and in full as it comes due commencing February 1, 2026, until the arrears are paid in full.
 - d) 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 Tenants to the Landlord pursuant to paragraph 2 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

February 6, 2026
Date Issued

Robert Patchett
Vice Chair, 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.