



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

File Number: LTB-L-106404-25-SA

In the matter of: B01, 76 Northcote Avenue
Toronto ON M6J3K3

Between: Ecuhome Corporation Landlord

And

Farida Kaynaan Tenant

Ecuhome Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Farida Kaynaan (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 October 24, 2024 with respect to application LTB-L-046915-24-AM.

The Landlord's application was resolved by order LTB-L-106404-25, issued on January 12, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-106404-25.

This motion was heard by videoconference on February 5, 2026.

The Landlord's legal representative, Jacqueline Beckford, and the Tenant attended the hearing.

The parties before the Board consented to the following order:

On consent it is ordered that:

1. The motion to set aside Order LTB-L-106404-25, issued on January 12, 2026, is granted.
2. Order LTB-L-106404-25, issued on January 12, 2026, is set aside and cannot be enforced.
3. The previous order issued on October 24, 2024 with respect to LTB-L-046915-24-AM is cancelled and replaced with the following order:
4. The Tenant shall pay to the Landlord \$13,099.00 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 of this order by paying \$200.00 on or before the first day of each month until the arrears are paid in full.

6. The Tenant shall also pay to the Landlord new rent in full on or before the first day of each month until the arrears are paid in full.
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 Board 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. The Landlord must make this application no later than 30 days after the Tenant's failure to make a payment.

February 17, 2026
Date Issued

Laura Hartsief
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.