



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

File Number: LTB-L-079755-25-SA

In the matter of: 12, 4020 DUNDAS ST W
TORONTO ON M6S4W6

Between: Toronto Community Housing Corporation Landlord

And

Aivar Jaenes Tenants
Ingrid Jaenes

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Aivar Jaenes and Ingrid Jaenes (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on May 7, 2025, with respect to application LTB-L-014235-25.

The Landlord's application was resolved by order LTB-L-079755-25, issued on October 21, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-079755-25.

This motion was heard by videoconference on February 12, 2026. The Landlord's Agent, I. Halili, the Tenants' Representative, C. Potamianos, and supervising lawyer, O. Dooley, and the Tenant, Ingrid Jaenes, attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent of the parties, it is ordered that:

1. The motion to set aside Order LTB-L-079755-25, issued on October 21, 2025 is granted. The order cannot be enforced by the Landlord.
2. The previous order issued on May 7, 2025, with respect to LTB-L-014235-25 is cancelled and replaced by this order.
3. The Tenants shall pay to the Landlord \$17,989.82, which represents the arrears of rent and costs outstanding for the period ending February 28, 2026.
4. The Landlord's application for eviction of the Tenants is denied on the condition that:

- (a) The Tenants shall make the following payments to the Landlord in respect of the monies owing under paragraph 3 of this order:

Date Payment Due	Amount of Payment
On or before February 20, 2026	\$2,000.00 (costs and arrears)
For the period commencing March 2026 and continuing to September 2032	\$200.00 on the 20 th day of each consecutive month (arrears)
On or before October 20, 2032	\$189.82 (balance of arrears)

- (b) The Tenants shall also pay the Landlord the rent for the months of March 2026 up to and including October 2023 in full, on or before the first day of each corresponding month.

5. If the Tenants fail to make any of the payments in accordance with paragraph 4, and by the dates required, then:

- (a) The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 3 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 4 of this order.
- (b) The balance owing under paragraph 3 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

February 19, 2026
Date Issued

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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.