



**Order under Section 69 / 90
Residential Tenancies Act, 2006**

File Number: LTB-L-097496-25

In the matter of: 1401, 2743 VICTORIA PARK AVE
SCARBOROUGH ON M1T1A8

Between: Toronto Community Housing Corporation Landlord

And

Donna Dela Cruz Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Donna Dela Cruz (the 'Tenant') because:

- the Tenant has knowingly misrepresented the Tenant's income or the income of other members of the Tenant's family who occupy the unit.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Toronto Community Housing Corporation (the 'Landlord') also applied for an order requiring Donna Dela Cruz (the 'Tenant') to pay the money the Tenant would have been required to pay if the Tenant had not misrepresented their income or that of other members of their household.

This application was heard by videoconference on February 25, 2026.

The Landlord's legal representative, K. Deptuch and the Tenant and the Tenant's legal representative, B. Varty attended the hearing.

The parties requested the following order on consent.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 1, 2026.
4. The Tenant shall pay to the Landlord \$35,000.00 which represents compensation for misrepresented income.
5. The Tenant shall pay the above noted amount by paying \$300.00 a month to the Landlord beginning on May 1, 2026, until the amount is paid off in full.
6. If the Tenant fails to make payments as set out above, the Tenant will start to owe interest calculated at 4.00% annually, the day after the first missed payment and the full amount shall become due and owing.

March 4, 2026
Date Issued

Emily Robb
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on October 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.