



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

File Number: LTB-L-105314-25

In the matter of: 212, 682 WARDEN AVE
Toronto ON M1L 3Z9

Between: TORONTO COMMUNITY HOUSING CORP Landlord

And

Matuli Mazamay Tenant

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

This application was heard by videoconference on February 23, 2026. The Landlord's Representative, paralegal, Natassha Johnson, and the Tenant, Matuli Mazamay, advised that the parties had reached an agreement. The Tenant did not speak with duty counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$995.00. It is due on the 1st day of each month.
4. The Tenant has paid \$2,195.00 to the Landlord since the application was filed.
5. The rent arrears owing to February 28, 2026, are \$2,684.00

6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord \$2,870.00 which represents arrears of rent (\$2,684.00) plus the application filing fee (\$186.00) for the period ending February 28, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - \$100.00 on or before March 25, 2026
 - \$100.00 on or before the 25th day of each month, from April 25, 2026, to June 25, 2028. (27 months)
 - \$70.00 to be paid on or before July 25, 2028.
3. The Tenant shall also pay to the Landlord the lawful monthly for March on or before March 15, 2026.
4. The Tenant shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting April 1, 2026, and continuing each month until July 1, 2028, or until the arrears are paid in full whichever date earliest.
5. If the Tenant fails to make any one of the payments in accordance with paragraphs 2 to 4 of this order, 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 *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after February 28, 2026.

March 3, 2026

Date Issued

Pauline Brewster

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.