



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

File Number: LTB-L-105093-25-SA

In the matter of: 13, 9 DRIFTWOOD CRT
NORTH YORK ON M3N2P9

Between: Toronto Community Housing Corporations Landlord

And

Carlene Dennis Tenant

Toronto Community Housing Corporations (the 'Landlord') applied for an order to terminate the tenancy and evict Carlene Dennis (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 February 21, 2025 with respect to application LTB-L-089030-24.

The Landlord's L4 application was resolved by order LTB-L-105093-25, issued on January 26, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-105093-25.

This motion was scheduled to be heard by videoconference on March 2, 2026.

The Landlord's Agent, Irma Halili, the Tenant, and the Tenant's Representative, Hanson Sone, resolved their matter directly and without mediation services and agreed to an Order on Consent in full and final satisfaction of the applications, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

1. The Tenant failed to meet a condition specified in the order issued by the LTB on February 21, 2025 with respect to application LTB-L-089030-24.
2. I granted the Tenant's motion to set aside order LTB-L-105093-25 issued on January 26, 2026 on behalf of the Board; and the Landlord's Agent did not object.

It is ordered on consent that:

1. As the motion is granted, Order LTB-L-105093-25 issued on January 26, 2026 is set aside and cannot be enforced, and further, the Landlord's L4 application is dismissed.
2. The associated order issued on February 21, 2025 with respect to the primary file LTB-L-089030-24 is amended, by way of cancelling and replacing it with the following:
3. The Tenant shall pay to the Landlord \$12,506.00 for arrears of rent up to March 31, 2026 and costs.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:
 - i) \$1,000.00 by March 5, 2026;
 - ii) \$1,500.00 by April 10, 2026;
 - iii) \$200.00 by May 20, 2026;
 - iv) \$200.00 per month, for 48 consecutive months, by the 20th day of each month, from June 20, 2026 to May 20, 2030; and
 - v) \$206.00 by June 20, 2030.
5. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing, by the first day of each month, from April 1, 2026 to June 1, 2030, or until the arrears are paid in full, whichever date is earliest.
6. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent in costs to be paid by the Tenant to the Landlord pursuant to paragraph 3 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 March 31, 2026.

March 10, 2026
Date Issued

Janice Campbell
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.