



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

File Number: LTB-L-011528-26-SA

In the matter of: 1405, 90 MORNELLE CRT
SCARBOROUGH ON M1E4P9

Between: Toronto Community Housing Corporation Landlord

And

Sheneil Armstrong Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Sheneil Armstrong (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 March 5, 2025 with respect to application LTB-L-093515-24.

The Landlord's application was resolved by order LTB-L-011528-26, issued on February 10, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-011528-26.

This motion was heard by videoconference on March 11, 2026.

The Landlord's Legal Representative Natassha Johnson and the Tenant's Legal Representative Kevin Laforest attended the hearing.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-011528-26, issued on February 10, 2026, is granted.
2. Order LTB-L-011528-26, issued on February 10, 2026, is set aside and cannot be enforced.
3. The previous order issued on March 5, 2025, with respect to LTB-L-093515-24 is amended as follows.
4. The Tenant shall pay to the Landlord \$16,351.00 for arrears of rent up to March 31, 2026, and the application filing fee.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:

- \$200.00 on or before the 1st day of each month from April 1, 2026, to December 1, 2032; and
 - \$151.00 on or before January 1, 2033.
6. The Tenant shall also pay to the Landlord new rent in full and on time as it comes due and owing on or before the first day of each month for the period April 1, 2026, to January 31, 2033, or until the arrears are paid in full, whichever date is earliest.
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 1 of this order, along with simple interest at a rate of 4 percent on the balance shall become due and owing to the Landlord the day following the date of default. In addition, 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 12, 2026
Date Issued

Kate Sinipostolova
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.