



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

File Number: LTB-L-006929-26-SA

In the matter of: 509, 75 DOWLING AVE
TORONTO ON M6K3G7

Between: TORONTO COMMUNITY HOUSING CORPORATION Landlord

And

RUDOLPH COSTAIN Tenant

TORONTO COMMUNITY HOUSING CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict RUDOLPH COSTAIN (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 October 1, 2024 with respect to application LTB-L-044954-24.

The Landlord's application was resolved by order LTB-L-006929-26, issued on October 1, 2024. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-006929-26.

This motion was heard by videoconference on March 16, 2026.

The Landlord's agent Elida Myrtaj and the Tenant attended the hearing. At the hearing the parties reached a consent. I was satisfied it was an informed consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-006929-26, issued on October 1, 2024, is granted.
2. Order LTB-L-006929-26, issued on October 1, 2024, is set aside and cannot be enforced.
3. The previous order issued on October 1, 2024 with respect to LTB-L-044954-24 is cancelled and replaced as follows.
4. The Tenant shall pay to the Landlord \$14,715.06 for arrears of rent up to March 31, 2026 and costs.

5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 - \$100.00 per month, on the first of every month, beginning April 1, 2026 up to (and including) May 1, 2038; and
 - \$115.06 on or before June 1, 2038.
6. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 2026 to June 2038, 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 4 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 20, 2026

Date Issued

Brett Lockwood

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.