



**Order under Section 21.2 of the
Statutory Powers Procedure Act
and the Residential Tenancies Act, 2006**

File Number: LTB-L-098331-25-RV

In the matter of: 32, 2265 JANE ST
NORTH YORK ON M3M1A6

Between: Toronto Community Housing Corp Landlord

And

Nadia Palmer Tenants
Donavon Palmer

Review Order

Toronto Community Housing Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Nadia Palmer and Donavon Palmer (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants failed to meet a condition specified in the order issued by the Board on September 9, 2024 with respect to application L-049292-24.

The application was resolved by order LTB-L-098331-25 issued on February 2, 2026.

On February 5, 2026 the Tenants requested a review of the order.

On March 6, 2026 interim order LTB-L-098331-25-RV-IN was issued, staying the order issued on February 2, 2026.

A hearing was held by videoconference on March 11, 2026 to consider this application.

The Landlord's litigation clerk Irma Halili and the Tenants attended the hearing.

At the hearing, the parties mutually agreed to resolve all matters at issue with this application up to the day of the hearing and requested an order on consent. I was satisfied that the parties understood the terms of the consent.

Determinations:

Request to Review

1. The parties consented to the request to review.

Merits of the Original Application

2. The order provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenants to terminate the tenancy and evict the Tenants if the Tenants do not meet certain conditions in the order.

The breach

3. The parties agreed the Tenants breached the conditional order by failing to pay their lawful monthly rent on or before November 1, 2025.

Arrears owing

4. The parties agree the Tenants owe the Landlord \$23,538.83 in arrears and costs to March 31, 2026.

On consent it is ordered that:

1. The request to review order LTB-L-098331-25 issued on February 2, 2026 is granted.
2. Order LTB-L-098331-25 issued on February 2, 2026 is cancelled and replaced by the following:
 - a) The Tenants shall pay to the Landlord \$23,538.83 for arrears of rent up to March 31, 2026 and costs.
 - b) The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - i. \$280.00 on or before the 15th of each month starting April 15, 2026 through to and including February 15, 2033.
 - ii. \$298.83 on or before March 15, 2033.
 - c) The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 1, 2026 to March 1, 2033, or until the arrears are paid in full, whichever date is earliest.
 - d) If the Tenants fail to make any one of the payments in accordance with this order then:
 - i. 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 shall become immediately due and owing; and
 - ii. The Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenants' 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 23, 2026
Date Issued

Elena Jacob
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.