



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

File Number: LTB-L-011310-26-SA

In the matter of: 1102, 150 ELIZABETH ST
TORONTO ON M5G0B1

Between: YWCA Toronto Landlord

and

Darlene Tomchuk Tenant

YWCA Toronto (the 'Landlord') applied for an order to terminate the tenancy and evict Darlene Tomchuk (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 consent order dated February 7, 2024, with respect to application LTB-L-077115-23.

The Landlord's application was resolved by order LTB-L-011310-26, 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-011310-26. This motion was scheduled to be heard by videoconference on March 23, 2026. Instead, the Tenant and the Landlord's Legal Representative Doreleen Phillip-Skeen participated in a mediation session. Parties reached an agreement and requested an order on consent to resolve the motion.

On consent of the parties, it is ordered that:

1. The motion to set aside Order LTB-L-011310-26, issued on February 10, 2026, is granted.
2. Order LTB-L-011310-26, issued on February 10, 2026, is set aside and cannot be enforced.
3. The consent order issued on February 7, 2024, with respect to LTB-L-077115-23 is amended as follows:
4. The Tenant shall pay to the Landlord \$2,963.00 for arrears of rent and costs up to March 31, 2026.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 as follows:
 - \$75.00 on or before the first day of each month for 39 months beginning April 2026 up to and including June 2029.
 - \$38.00 on or before July 1, 2029

6. The Tenant shall also pay to the Landlord the lawful monthly rent in full and on time from April 2026 until July 2029 or until the arrears are paid in full, whichever date is soonest.
7. If the Tenant fails to make any one of the payments in accordance with paragraphs 4, 5 or 6 of this order, then 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 27, 2026
Date Issued

Lindsay Phomin
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.