



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

File Number: LTB-L-068007-25-RV

In the matter of: 211, 682 WARDEN AVE
Toronto ON M1L3Z9

Between: TORONTO COMMUNITY HOUSING CORP Landlord

And

TERRANCE FRASER Tenant

REVIEW ORDER

TORONTO COMMUNITY HOUSING CORP (the 'Landlord') applied for an order to terminate the tenancy and evict TERRANCE FRASER (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-068007-25 issued on December 4, 2025. This application was heard by videoconference on October 20, 2025. Only the Landlord's legal representative, Natassha Johnson, attended the hearing. As of 1:46 p.m., the Tenant was not present or represented at the hearing, although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

On February 9, 2026, the Tenant filed a request to extend the deadline and a request to review the order issued December 4, 2025 on the basis that they were not reasonably able to participate in the proceedings and requesting that the order be stayed until the request to review the order is resolved.

On February 10, 2026, Interim Order LTB-L-068007-25-RV-IN was issued, staying the order issued on December 4, 2025 and directing the LTB to schedule a hearing of the Tenant's request to review.

This review hearing was scheduled to be heard by videoconference on March 18, 2026. The Landlord's legal representative, Natassha Johnson, the Tenant and the Tenant's legal representative, Gene Filice attended the hearing and engaged in mediation with a Dispute Resolution Officer. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The request to review order LTB-L-068007-25 issued on December 4, 2025 is granted.
2. Order LTB-L-068007-25 issued on December 4, 2025 is cancelled and replaced with this order.
3. The Tenant shall pay to the Landlord \$2,783.10, which represents the arrears of rent and the application filing fee (\$186.00) for the period ending March 31, 2026.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:
 - a. Payments of \$100.00 on or before the 1st day of each month starting April 1, 2026, and continuing each month until June 1, 2028; and
 - b. A final payment of \$83.10 on or before July 1, 2028.
5. 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 1, 2026, to July 1, 2028, 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 owed to the Landlord by the Tenant 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 *Residential Tenancies Act, 2006* (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 26, 2026
Date Issued

Britney Sooknanan
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.