



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

File Number: LTB-L-010225-26-SA

In the matter of: 705, 120 TOWN HAVEN PL
SCARBOROUGH ON M1K5H6

Between: Toronto Seniors Housing Corporation Landlord

And

Lorraine Palmer Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Lorraine Palmer (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on December 10, 2025 with respect to application LTB-L-079636-25.

The Landlord's application was resolved by order LTB-L-010225-26, issued on February 9, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-010225-26.

This motion was heard by videoconference on March 25, 2026.

The Landlord and the Tenant attended the hearing. The Landlord was represented by Adam Fraccaro. The Tenant was represented by Gene Filice. Parties requested the order below on consent.

On consent of the parties, it is ordered that:

1. The motion to set aside Order LTB-L-010225-26, issued on February 9, 2026, is granted.
2. Order LTB-L-010225-26, issued on February 9, 2026, is set aside and cannot be enforced.
3. The previous order issued on December 10, 2025 with respect to LTB-L-079636-25 is amended as follows: references to 'a 24-months period ending on November 3, 2027' in paragraphs 2, 3, 4, and 5 are replaced with "a 24-months period ending on March 24, 2028".

April 1, 2026

Date Issued

Vladimir Nikitin

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.