



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-095133-25-AM

In the matter of: 809, 145 ESSEX AVE
RICHMOND HILL ON L4C 0W8

Between: Housing York Inc. Landlord

And

Wanda Yvonne Dubuc Tenant

This amended Order is issued to correct a clerical error in the original Order issued on March 10, 2026, in paragraph #3 of the original order.

Housing York Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Wanda Yvonne Dubuc (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.
- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on February 25, 2026. The Landlord's Representative, paralegal, Leo Corsetti, the Landlord's Agent, Janis Duley, the Tenant's Representative, lawyer, Curtis Sell, and the Tenant, Wanda Yvonne Dubuc, advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The lawful rent is \$498.00. It is due on the 1st day of each month.
3. Based on the monthly rent, the daily compensation is \$16.08. This amount is calculated as follows: \$489.00 x 12months, divided by 365 days.
4. There is no last month's rent deposit.
5. The Landlord has agreed to waive the incurred costs of \$186.00 for filing the application.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on July 31, 2026, unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy if:**
 - The Tenant applies for supportive housing on or before May 31, 2026.
3. **If the Tenant does not apply for supportive housing to void this order the Tenant must move out of the rental unit on or before July 31, 2026.**
4. The Tenant shall also pay the Landlord compensation of \$16.08 per day for the use of the unit starting August 1, 2026, and continuing to the date the Tenant moves out of the unit.
5. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after August 1, 2026.

March 30, 2026
Date Issued

Pauline Brewster
Hearings Officer, Landlord and Tenant Board

March 10, 2026
Date Issued

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on February 1, 2027, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.