



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

File Number: LTB-L-014539-26-SA

In the matter of: 404, 2765 ISLINGTON AVE
ETOBICOKE ON M9V5C2

Between: Toronto Community Housing Corporation Landlord

And

Patrick Dalmage Tenants
Nadine Dalmage

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Patrick Dalmage and Nadine Dalmage (the 'Tenants') and for an order to have the Tenant pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on September 4, 2025 with respect to application LTB-L-048949-25.

The Landlord's application was resolved by order LTB-L-014539-26, issued on February 23, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-014539-26.

This motion was heard by videoconference on April 2, 2026.

The Landlord's Agent Irma Halili and the Tenant Nadien Dalmage attended the hearing.

At the hearing, the parties before the Board consented to the following order. I was satisfied the parties understood the consequences of the joint position.

On consent of the parties, it is ordered that:

1. The motion to set aside order LTB-L-014539-26, issued on February 23, 2026, is granted.
2. Order LTB-L-014539-26, issued on February 23, 2026, is set aside and cannot be enforced.
3. The previous order issued on September 4, 2025 with respect to LTB-L-048949-25 is cancelled and replaced with the following:
4. The Tenants shall pay the Landlord \$20,703.39 for arrears of rent up to April 30, 2026 and costs.

5. The Tenants shall pay the amount set out in paragraph 4 of this order in accordance with the following schedule:
 - a) \$300.00 on the 15th day of each month for a period of 68 consecutive months commencing April 15, 2026 and until November 15, 2031.
 - b) \$303.39 on December 15, 2031.
6. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period starting May 1, 2026 to December 1, 2031, or until the arrears are paid in full, whichever date is earliest.
7. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, 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 Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 10, 2026
Date Issued

John Cashmore
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.