



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

File Number: LTB-L-004334-26-SA

In the matter of: 1414, 1700 FINCH AVE E
NORTH YORK ON M2J4X8

Between: Toronto Seniors Housing Corporation Landlord

And

Meem Akbar Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Meem Akbar (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 order issued by the LTB on August 7, 2025 with respect to application LTB-L-101268-24-SA.

The Landlord's application was resolved by order LTB-L-004334-26, issued on January 26, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-004334-26.

This motion was heard by videoconference on April 1, 2026.

The Landlord and the Tenant attended the hearing. The Landlord was represented by Adam Fraccaro. The Tenant was represented by Joyce Dason from the OPGT office.

The parties before the Board consented to the following order:

Agreed fact:

1. The Landlord agrees to provide notice to the OPGT office prior to filing any breach application.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-004334-26, issued on January 26, 2026, is granted and replaced with the following order.
2. The arrears and costs owing to April 30, 2026 total \$17,857.50 which shall be paid by the Tenant to the Landlord as follows:

- \$100.00 on or before the first day of each month commencing May 1 2026 until the balance is paid in full
3. The Tenant shall also pay to the Landlord the lawful monthly rent as it comes due in full and no later than the first day of each month commencing May 2026 until the arrears are paid in full.
 4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears and costs shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the breach, pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring tat the Tenant pay any new arears NSF fees and related charges that become owing after April 30, 2025.

April 14, 2026
Date Issued

Sonia Anwar-Ali
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.