



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

File Number: LTB-L-011552-26-SA

In the matter of: 507, 369 PAPE AVE
TORONTO ON M4K3Y6

Between: Toronto Seniors Housing Corporation Landlord

And

Emmanuel Bortey Nee Whang Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Emmanuel Bortey Nee Whang (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on January 21, 2026 with respect to application LTB-L-084415-25.

The Landlord's application was resolved by order LTB-L-011552-26, issued on February 10, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-011552-26.

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 Luis Mayorga.

The parties before the Board consented to the following order:

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-011552-26, issued on February 10, 2026, is granted.
2. Order LTB-L-011552-26, issued on February 10, 2026, is set aside and cannot be enforced.
3. The previous order issued on January 21, 2026 with respect to LTB-L-084415-25 is amended to reflect the two-year period commencing April 1 2026 to March 31, 2028.

April 13, 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.