



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

File Number: LTB-L-083363-25-SA

In the matter of: 904, 675 KENNEDY RD
SCARBOROUGH ON M1K2B9

Between: Toronto Community Housing Corporation Landlord

And

Lisa Jean McNeill Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Lisa Jean McNeill (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 October 2, 2024 with respect to application LTB-L-047576-24.

The Landlord's application was resolved by order LTB-L-083363-25, issued on October 2, 2024. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-083363-25.

This motion was heard by videoconference on April 20, 2026.

The Landlord's agent Natassha Johnson and the Tenant's legal representative Gene Filice attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-083363-25, issued on October 2, 2024, is granted.
2. Order LTB-L-083363-25, issued on October 2, 2024, is set aside and cannot be enforced.
3. The previous order issued on October 2, 2024, with respect to LTB-L-047576-24 is amended as follows:
 - a. The Tenant owes arrears of rent and costs up to April 30, 2026, in the amount of \$22,105.00 to be paid as follows:

- b. The Tenant shall pay to the Landlord \$5,700.00 on or before April 27, 2026.
- c. The Tenant shall pay to the Landlord \$387.00 on or before May 1, 2026.
- d. Commencing on June 1, 2026, and on the first (1st) day of each month thereafter, up to and including July 1, 2038, the Tenant shall pay to the Landlord \$125.00.
- e. The Tenant's final payment of \$18.00 is due on or before August 1, 2038.
- f. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period commencing May 1, 2026, up to and including August 1, 2038, or until the arrears are paid in full, whichever date is earliest.
- g. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 3. a. of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 28, 2026
Date Issued

Kyle McGraw
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.