



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

**File Number:** LTB-L-087122-25

**In the matter of:** 716, 176 THE ESPLANADE  
TORONTO ON M5A4H2

**Between:** TORONTO COMMUNITY HOUSING CORPORATION Landlord

**And**

Jessica Ryan Soifer Tenant

TORONTO COMMUNITY HOUSING CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict Jessica Ryan Soifer (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was in queue to be scheduled via video conference. The parties requested the assistance of a Dispute Resolution Officer through the Landlord and Tenant Board online portal. The Landlord's Representative, Elida Myrtaj, and the Tenant, Jessica Ryan Soifer, participated in the presentation of the consent details on April 20, 2026.

The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

I am satisfied that the parties understand the terms and consequences of their consent.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$32, 881.14 for arrears of rent up to April 30, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - A. \$200.00 on or before the 1<sup>st</sup> day of each month for a period of 164 months, commencing May 1, 2026, up to and including December 1, 2039; and,
  - B. \$81.81 on or before January 1, 2040, to satisfy the arrears.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 1, 2026, to January 1, 2040, or until the arrears are paid in full, whichever date is earliest.

4. 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 1 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 27, 2026**  
**Date Issued**

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Sumathi Dhanapal  
Hearings Officer, 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.