



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

File Number: LTB-L-020052-26-SA

In the matter of: 604, 710 TRETHEWEY DR
NORTH YORK ON M6M5A4

Between: Toronto Community Housing Corp Landlord

And

Gloria Chutkan Tenants
Anthony Chutkan

Toronto Community Housing Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Gloria Chutkan and Anthony Chutkan (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on June 12, 2024 with respect to application LTB-L-008115-24.

The Landlord's application was resolved by order LTB-L-020052-26, issued on March 9, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-020052-26.

This motion was heard by videoconference on April 22, 2026. The Landlord's representative Rahel Abera, and the Tenant Anthony Chutkan, represented by Kyle Warwick, attended the hearing.

The Landlord consents to the Tenants' motion to set aside. The parties agree the Tenants owe the Landlord \$10,198.28 in arrears and costs to the end of April 2026.

At the hearing the parties consented to the following order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-020052-26, issued on March 9, 2026, is granted.
2. Order LTB-L-020052-26, issued on March 9, 2026, is set aside and cannot be enforced.
3. Order LTB-L-008115-24 is cancelled and replaced with the following:
4. The Tenants shall pay to the Landlord \$10,198.28 plus rent as it becomes due as follows:

- The Tenants shall pay to the Landlord the lawful rent plus \$130.00 on or before the 1st day of each consecutive month commencing May 2026 and continuing through October 2032.
 - The Tenants shall pay to the Landlord the lawful rent plus \$4828 on or before November 1, 2032.
5. In the event the Tenants fail to make the above said payments in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenants, for an Order terminating the tenancy and evicting the Tenants and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

April 27, 2026

Date Issued

Greg Joy

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.