



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

File Number: LTB-L-020333-26-SA

In the matter of: 613, 15 TOBERMORY DR
NORTH YORK ON M3N2R5

Between: Toronto Community Housing Corp Landlord

And

Mariam Gutale Tenant
Abdullahi Muse

Toronto Community Housing Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Mariam Gutale and Abdullahi Muse (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 December 8, 2025 with respect to application L-087571-25.

The Landlord's application was resolved by order LTB-L-020333-26, issued on March 9, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-020333-26.

This motion was heard by videoconference on May 4, 2026.

The Landlord's agent Irma Halili, the Tenants' daughter Juaria Mohamed, and the Tenant Mariam Gutale attended the hearing. At the hearing the parties reached a consent. I was satisfied it was an informed consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-020333-26, issued on March 9, 2026, is granted.
2. Order LTB-L-020333-26, issued on March 9, 2026, is set aside and cannot be enforced.
3. The previous order issued on December 8, 2025 with respect to L-087571-25 is cancelled and replaced as follows.
4. The Tenant shall pay to the Landlord \$7,704.00 for arrears of rent up to May 31, 2026 and costs. The Tenant shall pay to the Landlord the amount set out above in accordance with the following schedule:

- The amount of \$104.00 on or before June 1, 2026; and
 - The amount of \$100.00 beginning July 1, 2026 up to (and including) September 1, 2032.
5. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 2026 to September 2032, or until the arrears are paid in full, whichever date is earliest.
6. 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 4 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 May 31, 2026.

May 6, 2026
Date Issued

Brett Lockwood
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.