



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

File Number: LTB-L-071143-25-SA

In the matter of: 9, 3438 GARRARD RD
WHITBY ON L1R2C4

Between: Durham Region Non-Profit Housing Corporation Landlord

And

Candice Deri Tenant

Durham Region Non-Profit Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Candice Deri (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 July 4, 2025 with respect to application LTB-L-026689-25.

The Landlord's application was resolved by order LTB-L-071143-25, issued on September 3, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-071143-25.

This motion was heard by videoconference on May 5, 2026.

The Landlord's Agent, Arlene Herscheid, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The motion to set aside Order LTB-L-071143-25, issued on September 3, 2025, is granted.
2. Order LTB-L-071143-25, issued on September 3, 2025, is set aside and cannot be enforced.
3. The previous consent order issued on July 4, 2025, with respect to LTB-L-026689-25 is amended and replaced as follows:
4. The Tenant shall pay to the Landlord \$7,267.80 for arrears of rent up to May 31, 2026, inclusive of filing fee.

5. The Tenant shall pay to the Landlord the amount set out above in paragraph 4 in accordance with the following schedule:

Payment Date	Payment Amount
May 15, 2026	\$1,000.00
June 25, 2026	\$627.00
July 25, 2026	\$627.00
August 25, 2026	\$627.00
September 25, 2026	\$627.00
October 25, 2026	\$627.00
November 25, 2026	\$627.00
December 25, 2026	\$627.00
January 25, 2027	\$627.00
February 25, 2027	\$627.00
March 25, 2027	\$624.80

6. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period of June 1, 2026, to March 1, 2027, or until the arrears are paid in full, whichever date is earliest.
7. 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 pays any new arrears, NSF fees and related charges that became owing after May 31, 2026.

May 12, 2026
Date Issued

 Nicole Pedron
 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.