



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

File Number: LTB-L-017785-26

In the matter of: 208, 389 CHURCH ST
TORONTO ON M5B 2E5

Between: YWCA Toronto Landlord

and

Hawa Warsame Tenant

YWCA Toronto (the 'Landlord') applied for an order to terminate the tenancy and evict Hawa Warsame (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on May 11, 2026

On that date, the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord's Representative Doreleen Phillip-Skeen, the Tenant, the Tenant's Support Person Eileen Agulto who works for the Landlord, and the Tenant's Somali Interpreter Fadumo Nur participated in the mediation.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) There may be issues with both the Landlords' Notice to End Tenancy Early for Non-payment of Rent (N4 Notice) and L1 Application that could affect outcomes at a hearing, however the parties are aware of this and still wish to move forward with this order on consent
- 2) The application is amended to include rent arrears from September 1, 2025 to February 28, 2026 and to include the 2025 rent adjustment arrears.
- 3) This is a rent-geared-to-income (RGI) subsidized unit.
- 4) The Tenant had a rent adjustment in December 2025 that resulted in rent arrears of \$2,205.00.

- 5) The current rent increased from \$139.00 to \$580.00 on January 1, 2026. It is due on the 1st day of each month.
- 6) The Tenant has paid \$1,740.00 to the Landlord since the application was filed.
- 7) The rent arrears owing to May 31, 2026 are \$3,202.00.
- 8) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$3,388.00. This amount includes rent arrears owing up to May 31, 2026 and the cost of filing the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
June 1, 2026	\$100.00
July 1, 2026	\$100.00
August 1, 2026	\$100.00
September 1, 2026	\$100.00
October 1, 2026	\$100.00
November 1, 2026	\$100.00
December 1, 2026	\$100.00
January 1, 2027	\$100.00
February 1, 2027	\$100.00
March 1, 2027	\$100.00
April 1, 2027	\$100.00
May 1, 2027	\$100.00
June 1, 2027	\$100.00
July 1, 2027	\$100.00
August 1, 2027	\$100.00
September 1, 2027	\$100.00
October 1, 2027	\$100.00

Date Payment Due (continued)	Amount of Payment (continued)
November 1, 2027	\$100.00
December 1, 2027	\$100.00
January 1, 2028	\$100.00
February 1, 2028	\$100.00
March 1, 2028	\$100.00
April 1, 2028	\$100.00
May 1, 2028	\$100.00
June 1, 2028	\$100.00
July 1, 2028	\$100.00
August 1, 2028	\$100.00
September 1, 2028	\$100.00
October 1, 2028	\$100.00
November 1, 2028	\$100.00
December 1, 2028	\$100.00
January 1, 2029	\$100.00
February 1, 2029	\$100.00
March 1, 2029	\$88.00

3. The Tenant shall also pay to the Landlord new rent in full and on time for the period June 1, 2026 to March 1, 2029, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fail 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 May 31, 2026.

5. This order is in full and final settlement of this application.

May 13, 2026
Date Issued

Denise Hannivan
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.