



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

File Number: LTB-L-031766-26-SA

In the matter of: 1402, 415 DRIFTWOOD AVE
NORTH YORK ON M3N2P7

Between: Toronto Community Housing Corporation Landlord

And

Jah-Tyius Williams Tenants
Claudette Williams

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Jah-Tyius Williams and Claudette Williams (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 2, 2025 with respect to application LTB-L-016231-25.

The Landlord's application was resolved by order LTB-L-031766-26, issued on April 14, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-031766-26.

This motion was heard by videoconference on May 28, 2026. The Landlord's representative Rahel Abera, and the Tenants, attended the hearing.

The Landlord consents to the Tenants' motion to set aside. The parties agree the Tenants owe the Landlord \$3,466.50 in arrears and costs to the end of May 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-031766-26, issued on April 14, 2026, is granted.
2. Order LTB-L-031766-26, issued on April 14, 2026, is set aside and cannot be enforced.
3. Order LTB-L-016231-25 is cancelled and replaced with the following:
 - The Tenants shall pay to the Landlord \$3,466.50 as follows:

- The Tenants shall pay to the Landlord \$150.00 on or before the 20th day of each consecutive month commencing June 2026 and continuing through May 2028.
 - The Tenants shall pay to the Landlord \$166.50 on or before April 20, 2028.
4. The Tenant shall also pay to the Landlord June rent on or before June 8, 2026.
 5. The Tenants shall also pay to the Landlord the lawful rent in full and on time for each consecutive month commencing July 2026 and continuing through April 2028, or until the arrears and costs are paid in full.
 6. 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.

June 3, 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.

