



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

File Number: LTB-L-026108-26-SA

In the matter of: 814, 30 DENARDA ST
YORK ON M6M5C3

Between: Toronto Community Housing corp Landlord

And

Maxine Lewis Tenant

Toronto Community Housing corp (the 'Landlord') applied for an order to terminate the tenancy and evict Maxine Lewis (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 November 20, 2024 with respect to application LTB-L-004245-24.

The Landlord's application was resolved by order LTB-L-026108-26, issued on March 30, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-026108-26.

This motion was heard by videoconference on June 4, 2026. The Landlord's representative Rahel Abera, and the Tenant, attended the hearing.

Determinations:

1. The Landlord's rent ledger confirms the Tenant owes the Landlord \$21,814.89. The Tenant disagrees with the amount owing and made reference to issues dating back to 2021, three years prior to consent order LTB-L-004245-24 where it was determined that the Tenant owed the Landlord \$20,615.17 in November 2024.
2. The Tenant provided no evidence to show that payments were made since November 2024 that have not been accounted for by the Landlord.
3. I find the Tenant owes the Landlord \$21,814.89 in arrears and costs to the end of June 2026.
4. The Landlord proposed a repayment plan to preserve the tenancy. The Landlord requested payments of \$300.00 monthly toward arrears of rent, which will take six years to pay. I find the request to be fair.

5. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-026108-26.

It is ordered that:

1. The motion to set aside Order LTB-L-026108-26, issued on March 30, 2026, is granted.
2. Order LTB-L-026108-26, issued on March 30, 2026, is set aside and cannot be enforced.
3. Order LTB-L-004245-24 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$21,814.89 as follows:
 - The Tenant shall pay to the Landlord \$300.00 on or before the 21st day of each consecutive month commencing June 2026 and continuing through May 2032.
 - The Tenant shall pay to the Landlord \$214.89 on or before June 21, 2032.
5. The Tenant shall pay to the Landlord the lawful rent in full and on time for each consecutive month commencing July 2026 and continuing through June 2032, or until the arrears and costs are paid in full.
6. In the event the Tenant fails 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 Tenant, for an Order terminating the tenancy and evicting the Tenant and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

June 11, 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.

