



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

File Number: LTB-L-034090-26-SA

In the matter of: 706, 5 BELLEVUE CRES
YORK ON M9N1G5

Between: Toronto Community Housing Corporation Landlord

And

Yaw Mensah Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Yaw Mensah (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 March 27, 2025 with respect to application L-038967-24.

The Landlord's application was resolved by order LTB-L-034090-26, issued on April 24, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-034090-26.

This motion was heard by videoconference on June 10, 2026.

The Landlord's Agent, Rahel Abera, the Tenant's Representative, Julio Diaz, the Tenant, and the Tenant's Support, Kadone Russell, attended the hearing.

The parties before the LTB consented to the following order:

The parties agreed:

1. The L4 application and corresponding ex-parte order had the incorrect Landlord named and Rahel Abera ("RA") is actually a full-time employee of the Landlord. RA is actually the Landlord's Agent.
2. The parties agreed the properly named Landlord is actually Toronto Community Housing Corporation and agreed that the L4 Application be amended to reflect Toronto Community Housing as the Landlord.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-034090-26, issued on April 24, 2026, is granted.
2. Order LTB-L-034090-26, issued on April 24, 2026, is set aside and cannot be enforced.
3. The previous order issued on March 27, 2025, with respect to L-038967-24-SA is amended and replaced as follows:
4. The Tenant shall pay to the Landlord \$7,075.00 for arrears of rent up to June 30, 2026, inclusive of the 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	Balance Remaining
July 10, 2026	\$200.00	\$6,875.00
August 10, 2026	\$200.00	\$6,675.00
September 10, 2026	\$200.00	\$6,475.00
October 10, 2026	\$200.00	\$6,275.00
November 10, 2026	\$200.00	\$6,075.00
December 10, 2026	\$200.00	\$5,875.00
January 10, 2027	\$200.00	\$5,675.00
February 10, 2027	\$200.00	\$5,475.00
March 10, 2027	\$200.00	\$5,275.00
April 10, 2027	\$200.00	\$5,075.00
May 10, 2027	\$200.00	\$4,875.00
June 10, 2027	\$200.00	\$4,675.00
July 10, 2027	\$200.00	\$4,475.00
August 10, 2027	\$200.00	\$4,275.00
September 10, 2027	\$200.00	\$4,075.00
October 10, 2027	\$200.00	\$3,875.00
November 10, 2027	\$200.00	\$3,675.00
December 10, 2027	\$200.00	\$3,475.00
January 10, 2028	\$200.00	\$3,275.00
February 10, 2028	\$200.00	\$3,075.00
March 10, 2028	\$200.00	\$2,875.00
April 10, 2028	\$200.00	\$2,675.00
May 10, 2028	\$200.00	\$2,475.00
June 10, 2028	\$200.00	\$2,275.00
July 10, 2028	\$200.00	\$2,075.00
August 10, 2028	\$200.00	\$1,875.00
September 10, 2028	\$200.00	\$1,675.00
October 10, 2028	\$200.00	\$1,475.00
November 10, 2028	\$200.00	\$1,275.00
December 10, 2028	\$200.00	\$1,075.00
January 10, 2029	\$200.00	\$875.00
February 10, 2029	\$200.00	\$675.00
March 10, 2029	\$200.00	\$475.00
April 10, 2029	\$200.00	\$275.00

May 10, 2029	\$200.00	\$75.00
June 10, 2029	\$75.00	\$0.00

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 July 1, 2026, to June 1, 2029, 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 *Residential Tenancies Act*, 2006 (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 June 30, 2026.

June 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.