



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

File Number: LTB-L-034477-26-SA

In the matter of: 202, 2313 ISLINGTON AV
ETOBICOKE ON M9W3X1

Between: 2736090 ONTARIO INC Landlord

And

Maxine MONICA DAWSON Tenant

2736090 ONTARIO INC (the 'Landlord') applied for an order to terminate the tenancy and evict Maxine MONICA DAWSON (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 23, 2026 with respect to application LTB L 107972-25.

The Landlord's application was resolved by order LTB-L-034477-26, 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-034477-26.

This motion was heard by videoconference on June 16, 2026.

The Landlord and the Tenant attended the hearing. The Landlord was represented by James Moak.

Also in attendance was the Tenant's support person, Shayera Williams.

The parties before the Board consented to the following order as a form of an accommodation to the Tenant based on the fact that she receives social assistance and has a son with a disability:

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-034477-26, issued on April 24, 2026, is granted.
2. Order LTB-L-034477-26, issued on April 24, 2026, is set aside and cannot be enforced.
3. The arrears and costs owing to June 30, 2026 total \$18,156.00 which shall be paid by the Tenant to the Landlord as follows:

- a) \$700.00 on or before the 20th of each month commencing July 20, 2026 to July 20, 2028; and
 - b) \$656.00 on or before August 20, 2028.
4. The Tenant shall also pay to the Landlord the lawful monthly rent as it comes due in full and no later than the first day of every month commencing July 2026 to August 2028 or until the arrears are paid in full.
5. If the Tenant fails to make any one of the payments in accordance with this order, the Landlord may, without notice to the Tenant and within 30 days of the breach, apply to the Board 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 June 30, 2026.

June 25, 2026
Date Issued

Sonia Anwar-Ali
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.