



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

File Number: LTB-L-031545-26

In the matter of: 610, 55 OUTLOOK AVE
YORK ON M6N4Y3

Between: Toronto Seniors Housing Corporation Landlord

And

Maria Esther Mendoza Acosta Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Maria Esther Mendoza Acosta (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 17, 2026.

Only the Landlord's Legal Representative, Adam Fraccaro, attended the hearing.

As of 1:34 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

Request to Amend Application

1. At the onset of the hearing, the Landlord requested the Board to amend the L1 application to remove the arrears claimed for January and February 2025 in the amount of \$126.00 (i.e., \$63.00 per month) to align with the amount of arrears and rental periods claimed on the N4 Notice. As this amendment would effectively lower the total amount the Tenant owes the Landlord, we find that there is no prejudice to the Tenant in granting the request. As such, the request to amend the application was granted.

Arrears

2. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent is \$614.00. It is due on the 1st day of each month.
5. The Tenant has paid \$1,228.00 to the Landlord since the application was filed.
6. The rent arrears owing to June 30, 2026, are \$1,888.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. Accordingly, the total amount the Tenant owes the Landlord is \$2,074.00.
9. We have considered all of the disclosed circumstances in accordance with section 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including that the Landlord is not seeking termination of the tenancy, and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act. The Tenant is provided an opportunity to preserve the tenancy if the Tenant complies with the terms of this order as requested by the Landlord.

It is ordered that:

1. The Tenant shall pay the Landlord \$2,074.00, which represents the arrears of rent and costs outstanding for the period ending June 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment is Due	Payment Amount
July 1 st 2026	\$200.00
August 1 st 2026	\$200.00
September 1 st 2026	\$200.00
October 1 st 2026	\$200.00
November 1 st 2026	\$200.00
December 1 st 2026	\$200.00
January 1 st 2027	\$200.00
February 1 st 2027	\$200.00

March 1 st 2027	\$200.00
April 1 st 2027	\$200.00
May 1 st 2027	\$74.00

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period July 1st, 2026 to May 1st 2027, or until the arrears are paid in full, whichever date is earliest.
4. 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 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 June 30, 2026.

June 24, 2026

Date Issued

Richard Dehaan

Member, Landlord and Tenant Board

Vicky Liu

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.