



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-033775-26

In the matter of: 705, 40 FALSTAFF AVE
NORTH YORK ON M6L2E1

Between: Toronto Community Housing Corp. Landlord

And

Edmund Falipcor Gayflor Tenant

Toronto Community Housing Corp. (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Edmund Falipcor Gayflor (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on June 22, 2026. Rahel Abera, Licenced Paralegal and Employee of the Landlord, represented the Landlord. The Tenant was present and self-represented.

Prior to the start of the hearing, and through private discussion, the parties agreed to resolve the application and requested the LTB to issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

It is ordered on consent that:

1. The Landlord's application is amended to include **Corp.** at the end of the Landlord's name.
2. The Tenant shall pay to the Landlord \$36,759.00. This amount represents \$36,573.00 for arrears of rent up to June 30, 2026, and the \$186.00 application filing fee (costs).
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - On or before the 20th day of each month, the Tenant shall pay the Landlord \$500.00 towards arrears starting August 2026 through to and including August 2032: and
 - \$259.00 for the balance of arrears owing on or before September 2032.
4. The Tenant shall also pay to the Landlord the lawful monthly rent on or before the 1st day of each month starting July 2026 through to and including September 2032, or until the arrears are paid in full, whichever date is earliest.

5. 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 2 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

Joanne Lolato
Hearings Officer, 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.