



**Order under Section 94.7
Residential Tenancies Act, 2006**

File Number: LTB-C-076318-25

In the matter of: 106, 59 JACKMAN RD
BOWMANVILLE ON L1C4V5

Between: Bowmanville Valley Co-Operative Homes Inc. Co-op

And

Janis Bourke Co-op Member

Bowmanville Valley Co-Operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Janis Bourke (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes.

A Case Management Hearing ("CMH") was held by videoconference on December 15, 2025, commencing at 9:00 a.m. The Legal Representative for Co-op, Elizabeth Chea, was present. The Co-op Member attended and was self-represented.

While reviewing the materials submitted and hearing the submissions presented at the CMH, the Co-op Member advised that they paid \$1,236.00 to the Co-op by December 3, 2025, but the Co-op Representative could not confirm the payment was received.

The parties agree that the Co-op Member owes \$4,095.00 in arrears of regular monthly housing charges, if the Co-op receives the \$1,236.00 payment by December 31, 2025. Beginning January 1, 2026, if the Co-op does not receive the \$1,236.00, the Co-op Member will owe \$5,331.00 arrears of regular monthly housing charges.

The parties agreed to resolve the issues in the application and further agreed that an order on consent would be issued.

On consent, it is ordered that:

1. The Co-op Member shall pay the Co-op \$4,297.00, provided the Co-op receives \$1,236.00 by December 31, 2025. The total amount includes:
 - \$4,095.00 for arrears of regular monthly housing charges up to December 31, 2025,
 - \$16.00 for late fees, and
 - \$186.00 for the application filing fee
2. The Co-op Member shall pay the Co-op the amount set out in paragraph 1 as follows:

- \$200.00 on or before the 5th day of each month commencing January 5, 2026, until the total amount owing is paid in full.
3. The Co-op Member shall pay the regular monthly housing charges on time and in full as it come due and owing for the period commencing January 2026 until the arrears are paid in full.
 4. If the Co-op Member fails to make any of the payments as set out in this order, the Co-op may apply under section 94.11 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the occupancy and evicting the Co-op Member. The Co-op must make the application within 30 days of the Co-op Member's failure to make a payment. This application is made to the LTB without notice to the Co-op Member.

January 8, 2026
Date Issued

Eno Ubia

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.