



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

File Number: LTB-C-076715-25

In the matter of: 1502, 2040 Don Mills Road
Toronto ON M3A3R7

Between: Duncan Mills Local 183 Co-operative
Sean McCann Co-op

And

Chon Marie Gunter
Radeasha Gunter Co-op Members

Duncan Mills Local 183 Co-operative and Sean McCann (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Chon Marie Gunter and Radeasha Gunter (the 'Co-op Members') because the Co-op Members did not pay the regular monthly housing charges that the Co-op Members owe.

A Case Management Hearing ("CMH") was held by videoconference on December 15, 2025, commencing at 2:00 p.m. The Co-op attended with the Co-op Board President, K. Hyder, and the Co-op Coordinator, G. Hawkins. The Co-op Member, Chon Marie Gunter, was present and was self-represented.

After reviewing the materials submitted and hearing the submissions presented at the CMH, I am satisfied that the Co-op and the Co-op Member agree that the Co-op Members owe the Co-op \$4,694.00 to the hearing date.

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 Members shall pay the Co-op \$4,694.00. This amount represents \$4,508.00 for the arrears of regular monthly housing charges to December 31, 2025, and the \$186.00 application filing fee.
2. The Co-op Members shall pay the Co-op the amount set out in paragraph 1 as follows:
 - \$1,283.00 on or before December 19, 2025,
 - \$500.00 on or before the 15th day of each month commencing January 15, 2026, and for the next 6 months up to and including June 15, 2026; and
 - \$411.00 on or before July 15, 2026, for the balance of the outstanding amount owed.

3. The Co-op Members shall pay the regular monthly housing charges on time and in full as it comes due and owing for the period January 2026 to July 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Co-op Members fail 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 Members. The Co-op must make the application within 30 days of the Co-op Members failure to make a payment. This application is made to the LTB without notice to the Co-op Members.

January 7, 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.