



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

File Number: LTB-C-076648-25

In the matter of: P203, 43 GOLDWIN AVE
YORK ON M6M5H4

Between: CHORD HOUSING CO-OPERATIVE INC. Co-op

And

JUAN CARLOS LAINEZ Co-op Member

CHORD HOUSING CO-OPERATIVE INC. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict JUAN CARLOS LAINEZ (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes.

Mediation was held on December 22, 2025. The following parties participated in the mediation: The Landlord's representative, Marie Galevski, the Landlord's Agent, Nicole Brown, and the Tenant, Juan Carlos Lainez.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Co-op Member shall pay to the Co-op **\$12,102.75** which represents the arrears of monthly housing charges (\$11,916.75) plus costs (\$186.00) for the period ending December 31, 2025.
2. The Co-op Member shall pay to the Co-op the amount set out in paragraph 1 in accordance with the following schedule:

	Amount of Payment
Date Payment Due	
January 15, 2026	\$ 1,100.25
February 15, 2026	\$ 1,100.25
March 15, 2026	\$ 1,100.25

April 15, 2026	\$ 1,100.25
May 15, 2026	\$ 1,100.25
June 15, 2026	\$ 1,100.25
July 15, 2026	\$ 1,100.25
August 15, 2026	\$ 1,100.25
September 15, 2026	\$ 1,100.25
October 15, 2026	\$ 1,100.25
November 15, 2026	\$ 1,100.25

3. The Co-op Member shall also pay to the Co-op new rent on time and in full as it comes due and owing for the period **January 1, 2026 to November 1, 2026**, or until the arrears are paid in full, whichever date is earliest.
4. If the Co-op Member 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 Co-op Member to the Co-op pursuant to paragraph 1 of this order shall become immediately due and owing and the Co-op may, without notice to the Co-op Member, apply to the LTB within 30 days of the Co-op Member's breach pursuant to section 94.11 of the Act for an order terminating the tenancy and evicting the Co-op Member and requiring that the Co-op Member pay any new arrears, NSF fees and related charges that became owing after **December 31, 2025**.

January 8, 2026
Date Issued

 Ryan Gacnik
 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on July 20, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.