



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

File Number: LTB-C-073672-25

In the matter of: 10, 185 GALLOWAY RD
SCARBOROUGH ON M1E4Z7

Between: Innisfree Housing Co-operative Inc. Co-op

And

Kerine Chambers Co-op Member

Innisfree Housing Co-operative Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Kerine Chambers (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes and because the Co-op Member has been persistently late in paying the Co-op Member's regular monthly housing charges.

A Case Management Hearing (CMH) was held by videoconference on December 22, 2025.

The following individuals attended the CMH:

Amanda Montgomery, Representative for the Co-op;
The Co-op Member.

The Co-op Member met with Duty Counsel prior to the CMH.

At the CMH, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

On consent, it is ordered that:

1. The Co-op Member shall pay the Co-op \$3,257.00. This amount represents \$3,071.00 for the regular monthly housing charges owing to December 31, 2025 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 in accordance with the following schedule:
 - \$150.00 on or before the 20th day of each month for the twenty-one (21) month period commencing February 20, 2026 to October 20, 2027;
 - \$107.00 on or before November 20, 2027.
3. The Co-op Member shall also pay the Co-op the regular monthly housing charges in full and on time, as and when they become due and owing at 12:00 noon on the 1st business day of each month, for the period commencing January 1, 2026 to November 30, 2027 or until all arrears are paid in full, whichever date is earliest.
4. If the Co-op Member fails to make any of the payments as set out in this order, the Co-op may apply to the Landlord and Tenant Board pursuant to section 94.11 of the *Residential Tenancies Act, 2006*, without notice to the Co-op Member, for an order to terminate the occupancy and to evict the Co-op Member. The Co-op must make this application no later than 30 days after the Co-op Member's failure to make a payment.

January 5, 2026
Date Issued

Nancy Fahlgren
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.