



Order under Section 94.7
Residential Tenancies Act, 2006

File Number: LTB-C-077157-25

In the matter of: 55 ETTA WYLIE RD, Unit Studio 405
ETOBICOKE ON, M8V3Z8

Between: Lakeshore Village Artists' Co-operative Inc. Co-op

and

Corey Henry Co-op Member

- [1] The Applicant Co-op applied to the Landlord and Tenant Board (“LTB”) pursuant to subsection 94.7 of the Residential Tenancies Act, 2006, S.O. 2006, c.17 as amended (“RTA”), for an order to end the occupancy of the member unit and evict the Co-op Member because the Co-op Member did not pay the regular monthly housing charges the Co-op Member owes and because the Co-op Member has persistently failed to pay the regular monthly housing charges on the date they became due and payable.
- [2] A Case Management Hearing (“CMH”) was held on December 22, 2025, at 9:00 a.m. via videoconference line VC141. The Co-op was represented by licensed paralegal Hunter Stone. Donna Hamilton was also present on behalf of the Co-op. The Co-op Member was present and self-represented.
- [3] The parties agreed to the following:
- a. The current regular monthly housing charge is \$937.00
 - b. The total arrears outstanding up to December 31, 2025, including late fees and the application fee is \$8321.00
 - c. The parties have agreed to a payment plan to pay the arrears and if there is a breach in any of the payments then the Co-op can apply for eviction under s.94.11 of the RTA
- [4] The parties agreed to resolve all the issues in the applications and further agreed to the LTB issuing 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.

On consent, it is ordered that:

1. The Co-op Member shall pay to the Co-op \$8321.00 which represents arrears of housing charges owing up to December 31, 2025, including late fees and the application filing fee.
2. The Co-op Member shall make the following payments to the Co-op in respect of the monies owing under paragraph 1 of this order:
 - (a) On or before the 1st of each month commencing on January 01, 2026, the Co-op Member shall pay the Co-op the lawful monthly housing charge due each month until the arrears are paid in full
 - (b) On or before the 15th of each month commencing on January 15, 2026, the Co-op Member shall pay the Co-op \$346.70 each month towards the arrears up to and including November 15, 2027
 - (c) On or before December 15, 2027, the Co-op Member shall pay the Co-op \$346.90 towards the balance of the arrears
3. Section 94.11 of the RTA applies to this agreement. If the Co-op Member fails to comply with any of the payment terms and conditions in this agreement related to the issues of these applications, the Co-op may apply to the Landlord and Tenant Board, 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 fails to comply with a term or condition in this agreement.

January 08, 2026
Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

Nick Vescio
Hearing Officer, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.