



Order under Section 94.7 Residential Tenancies Act, 2006

File Number: LTB-C-085706-25

In the matter of: 1108, 60 RICHMOND ST E
TORONTO ON M5C1N8

Between: LOCAL 75 HOSPITALITY WORKERS' Co-op
HOUSING CO-OP

And

MARGARET NIPSHAGEN Co-op Member

LOCAL 75 HOSPITALITY WORKERS' HOUSING CO-OP (the 'Co-op') applied for an order to end the occupancy of the member unit and evict MARGARET NIPSHAGEN (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 regular monthly housing charges.

Mediation was held on December 22, 2025. The following parties participated in the mediation: The Co-op's representative, Marie Galevski, the Co-op's agents, Asma Ahmed, Deborah Schneider, Dianne Boyce and Salina Chen and the Co-op Member, Margaret Nipshagen. Also present at the mediation supporting the Co-op Member was Julian Patrick.

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. On or before December 31, 2025, the Co-op Member shall pay to the Co-op **\$186.00** which represents the application filing fee.
2. If the Co-op Member does not pay the Co-op the full amount owing in paragraph 1 of this order on or before December 31, 2025, the Co-op Member will start to owe interest. This will be simple interest calculated from January 1, 2026 at 4.00% annually on the balance outstanding.
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 December 1, 2026**.

4. If the Co-op Member fails to make any one of the payments in accordance with paragraph 4 of this order, 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.

January 7, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Co-op Member must pay to void the eviction order and continue the occupancy if the payment is made on or before January 11, 2026

Regular Monthly Housing Charges Owing To January 30, 2026	\$7,881.40
Total Other Housing Charges	\$0.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Co-op Member paid into the Co-op since the application was filed	- \$0.00
Less the amount the Co-op Member paid into the LTB since the application was filed	- \$0.00
Less the amount of the credit that the Co-op Member is entitled to	- \$0.00
Total the Co-op Member must pay to continue the occupancy	\$8,067.40

B. Amount the Co-op Member must pay if the occupancy is terminated

Regular Monthly Housing Charges Owing To Hearing Date	\$6,176.36
Total Other Housing Charges	\$0.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Co-op Member paid into the Co-op since the application was filed	- \$0.00
Less the amount the Co-op Member paid into the LTB since the application was filed	- \$0.00
Less the amount of refundable deposits	- \$0.00
Less the amount of the credit that the Co-op Member is entitled to	- \$0.00
Total amount owing to the Co-op	\$6,362.36
Plus daily compensation owing for each day of occupation starting December 23, 2025	\$44.38 (per day)

