



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

File Number: LTB-C-084374-25

In the matter of: 70 James Henry Drive
Aurora ON L4G6E8

Between: CHARLES DARROW HOUSING CO-OPERATIVE INC. Co-op

And

Tanya Annett Co-op Member

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

A Case Management Hearing was held on December 22, 2025, by video conference.

Legal Representative John Cramer attended for the Co-op. The Co-op Member also attended the hearing.

At the Case Management Hearing, the parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application instead of a merit hearing.

It is ordered on consent that:

1. The Co-op Member's occupancy continues if the Co-op Member meets the conditions set out below.
2. The Co-op Member shall pay to the Co-op \$5,230.00, which represents arrears of regular monthly housing charges up to December 31, 2025, (\$4,634.00) plus the cost of filing the application (\$186.00) plus late fees and PIP fines (\$410.00).
3. The Co-op Member shall pay to the Co-op 35 payments of \$146.00, in full and on or before the 20th day of the month starting February 20, 2026, to December 20, 2028.
4. The Co-op Member shall pay the Co-op a final payment of \$120.00 in full and on or before January 20, 2029.

5. The Co-op Member shall also pay to the Co-op new regular monthly housing charges in full and on or before the 1st day of the month starting January 2026 to January 2029, or until the arrears are paid in full, whichever date is earliest.
6. If the Co-op Member fails to make any of the above noted payments in accordance with this order, the outstanding balance of any arrears of regular monthly housing charges to be paid by the Co-op Member to the Co-op pursuant to paragraph 2 of this order shall become immediately due and owing and the Co-op may, without notice to the Co-op Member, apply to the Landlord Tenant Board within 30 days of the Co-op Member's breach pursuant to section 94 (11) of the *Residential Tenancies Act, 2006*, for an order terminating the Co-op Member's membership and occupancy rights and evicting the Co-op Member. As part of the application, the Co-op can also request an order for new regular monthly housing charges, NSF fees and related charges that became due and owing after December 31, 2025.

January 6, 2026
Date Issued

Melinda Jamieson
Hearing 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.