



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

File Number: LTB-C-050718-25

In the matter of: 39, 190 FIFE RD
GUELPH ON N1H8L4

Between: Fife Road Co-Operative Homes Inc. Co-op

And

Kasandra Hepburn Co-op Member

Fife Road Co-Operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Kasandra Hepburn (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 October 16, 2025. The Parties were unable to resolve the application. Therefore, the matter proceeded to a merits hearing.

This application was heard by videoconference on January 6, 2026.

Only Kimberly Holleran, Trevor Black, and Scott Pendlebury attended for the Co-op.

As of 9:20 AM, the Co-op Member was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Co-op's evidence.

Determinations:

1. The Co-op served the Co-op Member with a valid Notice to End Occupancy for Non-payment of Regular Monthly Housing Charges (N4C Notice). The Co-op Member did not void the notice by paying the amount of regular housing charges owing by the termination date in the N4C Notice or before the date the application was filed.
2. The Co-op Member did not file a response to the application. Therefore, they are deemed to have accepted all the facts and allegations in the application pursuant to Rule 12.5 of the LTB's Rules of Procedure.
3. The Co-op Member vacated the member unit on July 26, 2025. Arrears of regular monthly housing charges are calculated to that date.
4. The regular monthly housing charge is \$1,109.00. It is due on the 1st day of each month.

5. The daily compensation is calculated as follows: \$1,109.00 x 12, divided by 365 days.
6. The Co-op Member has not made any payments since the application was filed.
7. The regular monthly housing charges owing to July 26, 2025, are \$12,897.96.
8. The Co-op incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Co-op Member is owed \$919.00 for refundable deposits. The total refundable deposit is set off against the amount the Co-op Member owes.

It is ordered that:

1. The Co-op Member owes the Co-op \$12,164.96. This amount includes arrears of regular monthly housing charges owing up to the date the Co-op Member vacated and the cost of filing the application. Any refundable deposits are deducted from the amount owing by the Co-op Member. See Schedule 1 for the calculation of the amount owing.
2. If the Co-op Member does not pay the Co-op the full amount owing on or before January 19, 2026, the Co-op Member will start to owe interest. This will be simple interest calculated from January 20, 2026, at 4.00% annually on the balance outstanding.

January 8, 2026
Date Issued

Kate Sinipostolova
Member, 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 as the occupancy is terminated

Regular Monthly Housing Charges Owing To July 26, 2025	\$12,897.96
Application Filing Fee	\$186.00
Less the amount the Co-op Member paid into the Co-op since the application was filed	- \$0.00
Less the amount of refundable deposits	- \$919.00
Total amount owing to the Co-op	\$12,164.96