



Order under Section 94.7 Residential Tenancies Act, 2006

File Number: LTB-C-047163-25

In the matter of: 412, 300 QUEENS DR
NORTH YORK ON M6L3E3

Between: Upwood Park/Salvador Del Mundo Co-
Operative Homes Inc. Co-op

And

Hashi Dirie Co-op Member
Samira Mohamed

Upwood Park/Salvador Del Mundo Co-Operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Hashi Dirie and Samira Mohamed (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 9, 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.

Nicole Ruby attended for the Co-op. The Co-op Member's Agent Illham Dirie also attended the hearing.

When the capitalized word "Co-op Member" is used in this order, it refers to all persons identified as a Co-op Member at the top of the order.

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. As of the hearing date, the Co-op Member was still in possession of the member unit.
3. The regular monthly housing charge is \$1,052.00. It is due on the 1st day of each month.
4. The daily compensation is calculated as follows: \$1,052.00 x 12, divided by 365 days.

5. The Co-op Member paid \$2,052.00 to the Co-op since the application was filed.
6. The regular monthly housing charges owing to January 31, 2026, are \$12,769.00.
7. The Co-op incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Co-op Member's Agent, Illham Dirie ('ID'), testified that the Co-op Member fell into arrears because he was between jobs. She stated that the Co-op Member's family became aware of the arrears several weeks before the hearing and made the good faith payment of \$2,052.00. ID stated that the Co-op Member's family will help him to repay the arrears. The Co-op Member is now employed part-time.
9. The Co-op's Representative submitted that the Co-op is in receivership and is experiencing financial hardship as a result of these arrears. The Co-op's Representative opposed a repayment plan, stating that the Co-op Member has previously made promises to pay but did not follow through.
10. I am satisfied that, with the assistance of his family, the Co-op Member will be able to repay the arrears within a reasonable time. I am also satisfied that his current monthly income is sufficient to sustain the occupancy after the arrears are repaid.
11. Having considered all of the disclosed circumstances in accordance with subsection 94.12(2) of the Residential Tenancies Act, 2006 (the 'Act'), I find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 94.12(1)(a) and 204(1) of the Act.

It is ordered that:

1. The Co-op Member shall pay to the Co-op \$12,955.00 for arrears of regular monthly housing charges up to January 31, 2026, and the application filing fee.
2. The Co-op Member shall pay to the Co-op the amount set out in paragraph 1 in accordance with the following schedule:

Date	Amount
January 31, 2026	\$3,000.00
February 20, 2026	\$1,500.00
March 20, 2026	\$1,500.00
April 20, 2026	\$1,500.00
May 20, 2026	\$1,500.00
June 20, 2026	\$1,500.00
July 20, 2026	\$1,500.00
August 20, 2026	\$955.00

3. The Co-op Member shall also pay to the Co-op new regular monthly housing charges in full and on time as they come due and owing on or before the first day of each month for the period February 1, 2026, to August 31, 2026, or until the arrears are paid in full, whichever date is earliest.

4. If the Co-op Member fails to make any one of the payments in accordance with 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 *Residential Tenancies Act* (2006) (the 'Act') for an order terminating the occupancy and evicting the Co-op Member and requiring that the Co-op Member pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 13, 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.