



Order under Section 94.11 Residential Tenancies Act, 2006

File Number: LTB-C-093273-25-SA

In the matter of: 408-2584 Rugby Road
Mississauga, ON, L5B 4B4

Between: Yarl Co-operative Homes Inc. Co-op

And

Linda Dadzie Co-op Member

Yarl Co-operative Homes Inc. (the 'Co-op') applied for an order to terminate the tenancy and evict Linda Dadzie (the 'Co-op Member') because the Co-op Member did not meet a condition specified in the order with respect to application LTB-C-029347-25.

The Co-op's application was resolved by order LTB-C-093273-25, issued on November 10, 2025. This order was issued without a hearing being held.

The Co-op Member filed a motion to set aside order LTB-C-093273-25.

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

The Co-op's Representative Francisco Gomez, the Co-op Member Linda Dadzie, and the Co-op Member's Representative Renisha Cox attended the hearing.

Determinations:

1. It was undisputed that the Co-op Member failed to meet a condition specified in the order with respect to application LTB-C-029347-25. The Co-op Member was late in paying the arrears and regular monthly housing charge due on November 1, 2025.
2. The Co-op Member explained that she was not able to make the required payment on time because her work hours do not align with the Co-op's office hours. The Co-op Member has experienced banking issues where a payment was processed slowly and therefore chose to make payments in person.
3. The Co-op Member made the required payment on November 5, 2025, and made the next two required payments in full. The Co-op Member has been occupying the member unit for twelve years. She has two children. The Co-op Member stated that she has set reminders in her calendar to ensure that she is not late on any future payments.

4. The Co-op's Representative argued that the Co-op Member's breach was not justifiable, that her payment was not made at the earliest possible time after the deadline, and that the Co-op Member is not taking the Board's orders seriously.
5. The breach was minimal, corrected within a short time, and the Co-op Member continued to comply with the payment plan after. I am satisfied that the Co-op Member has sufficient income to maintain her occupancy, and that the breach was the result of a scheduling issue. I am also satisfied that the Co-op Member understands the importance of complying with the terms of the order and has made appropriate changes to ensure she is not late on future payments.
6. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-C-093273-25.

It is ordered that:

1. The motion to set aside Order LTB-C-093273-25, issued on November 10, 2025, is granted. The order is set aside and cannot be enforced.
2. Order LTB-C-029347-25, issued on September 11, 2025, remains unchanged.

January 12, 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.