



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

File Number: LTB-C-088719-25

In the matter of: 307, 121 ASH ST
WHITBY ON L1N9H8

Between: MARIGOLD CO-OPERATIVE HOMES Co-op
INCORPORATED

And

KENEIL ROBERTS Co-op Member

MARIGOLD CO-OPERATIVE HOMES INCORPORATED (the 'Co-op') applied for an order to end the occupancy of the member unit and evict KENEIL ROBERTS (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 January 7, 2026, by video conference, at which the parties came to a consent and requested to meet with the Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Co-op's Representative, Marie Galevski, the Co-op's Agents, Dalia Halabi and Kristen Marden, and the Tenant were present.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. T The Co-op Member shall pay to the Co-op \$4,240.00 for arrears of monthly housing charges, and costs up to January 31, 2026.
2. The Co-op Member shall pay to the Co-op the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$500.00 in full on or before the 15th day of each month for a period of 8 months beginning January 15, 2026 up to and including August 15, 2026; and
 - b) \$240.00 in full on or before September 15, 2026.

3. The Co-op Member shall also pay the lawful monthly housing charges in full on time as it comes due and owing for the period February 1, 2026 to September 1, 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 outstanding balance of any arrears of monthly housing charges and costs to be paid by the Co-op Member to the Co-op pursuant to paragraph 1 of this order shall become immediately due and owing and 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 ending the occupancy of the member unit 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 16, 2026
Date Issued

Christine Leitch
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.