



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

File Number: LTB-C-079859-25

In the matter of: 30, 777 OXFORD ST
OSHAWA ON L1J6G9

Between: Lawlor Court Cooperative Homes Inc Co-op

And

Roxanne Loney
Randy Loney
Roger Loney
Ross-John Loney
Co-op Members

Lawlor Court Cooperative Homes Inc (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Roxanne Loney, Randy Loney, Roger Loney and Ross-John Loney (the 'Co-op Members') because the Co-op Members did not pay the regular monthly housing charges that the Co-op Members owe.

The Co-op also claimed other housing charges on the application

This application was mediated by videoconference/telephone on January 14, 2026. Paralegal, Jennifer Gillis, attended along with her Instructing Client, Frank Cormier. Roxanne Loney and Randy Loney attended on behalf of all the Co-op Members. They confirmed that had verbal authorization to represent their sons, Roger Loney (27 years old) and Ross-John Loney (29 years old). The verbal authorization was accepted by Paralegal, Jennifer Gillis. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

General Information:

1. The Co-op served the Co-op Members with a Notice to End Occupancy for Non-payment of Regular Monthly Housing Charges (N4C Notice). The Co-op Members 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 Members were still in possession of the member unit.
3. The regular monthly housing charge is \$1,187.00. It is due on the 1st day of each month.
4. The daily compensation of \$39.02 is calculated as follows: \$1,187.00 x 12, divided by 365 days.

5. The regular monthly housing charges owing to January 31, 2026 are \$11,267.00.
6. The Co-op incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. Accordingly, the Co-op Members owe the Co-op \$11,453.00 (\$11,267.00 + \$186.00) for the period ending January 31, 2026.
8. Pursuant to section 94 of the Act, the parties agreed to a payment plan (by way of e-transfers).

On consent, it is ordered that:

1. The Co-op Members shall pay the Co-op \$11,267.00 regular monthly housing arrears to January 31, 2026 plus the filing costs of \$186.00 totalling \$11,453.00.
2. The Co-op Members shall pay the full amount set out in paragraph 1 (\$11,453.00) as follows:

- . \$955.00 minimum on or before the 21st of each month from
Februaury 21, 2026 to December 21, 2026 (11 months) and
- . \$948.00 on or before January 21, 2027.

Plus: The Co-op Member shall pay the current regular monthly housing charges, due by the 1st of each month from Februaury 1, 2026 to January 31, 2027, or until the arrears are paid in full, whichever date is earlier.

3. If the Co-op Members fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Co-op Members 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 Members, apply to the LTB within 30 days of the Co-op Members breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Co-op Members and requiring that the Co-op Members pay any new arrears, NSF fees and related charges that became owing after Februaury 1, 2027.

January 30, 2026

Date Issued

Shawn Hayman

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.