



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-C-088102-25

In the matter of: UNIT 20, 610 BEATRICE ST E
OSHAWA ON L1K2J1

Between: WILLOW PARK CO-OPERATIVE HOMES INC. Co-op

And

MICHELLE MCNEILLY Co-op Members
KENT ROBINSON

Willow Park Co-operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Michelle McNeilly and Kent Robinson (the 'Co-op Members') because the Co-op Members:

- did not pay the regular monthly housing charges that the Co-op Members owe (N4C/C1) and
- the Co-op Members have been persistently late in paying the Co-op Members' regular monthly housing charges (N8C/C2).

A Case Management Hearing was held on January 14, 2026 by videoconference, to resolve both applications. Paralegal, Sara Murtadha and Paralegal, Victoria Hopkins, attended on behalf of the Co-op. Both Co-op Members attended. After a lengthy discussion, the parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

Preliminary Matters:

Co-op Member, Kent Robinson (KR), at his request, was added as a Co-op Member to the applications. The parties confirmed KR is a Co-op Member. As a result, the paperwork is amended to reflect the confirmed information.

General Information:

Form N4/C1

1. The Co-op served the Co-op Members with a Form N4C: Notice to End Occupancy for Non-payment of Regular Monthly Housing Charges. 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. After the application was filed, the regular monthly housing charges were paid in full for the period ending January 31, 2026.
4. The Co-op incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. The Co-op Members have paid a portion of the costs. The Co-op Members owe a balance of \$167.92.
5. Subject to interest provisions, the parties agreed on a payment plan.

Form N8C/C2:

6. The Co-op served the Co-op Members with a Form N8C: Notice of Termination. The Co-op Members have been persistently late in paying their monthly housing charges, due on or before the 1st of each month.
7. The Co-op Members agree to pay, pursuant to section 94.11, the Co-op the monthly housing charges on or before the 1st of each month from February 1, 2026 to January 31, 2027 (12 months).

On Consent, it is ordered that:

Form N4C/C1:

1. The regular monthly housing charges are paid in full for the period ending January 31, 2026.
2. The Co-op Members shall pay the Co-op \$167.92 which represents the balance owing on the filing cost, as follows:
 - . \$30.00 minimum on or before the 1st of each month from February 1, 2026 to June 1, 2026 (5 months) and
 - . \$17.92 on or before July 1, 2026.

If the total amount owing on the filing cost is not paid on or before July 1, 2026, the Co-op Members shall owe interest on the balance owing at the annual post judgement interest rate of 4.0%.

Form N8C/C2:

3. The Co-op Members shall pay the Co-op the regular monthly housing charges on or before the 1st of each month from February 1, 2026 to January 31, 2027 (12 months).
4. If the Co-op Members fail to comply with the conditions set out in this paragraph, the Co-op may apply under section 94.11 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the occupancy and evicting the Co-op Members. The Co-op must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Co-op Members.

January 27, 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.