



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

File Number: LTB-C-087411-25

In the matter of: 2869 DES MESANGES DR
Gloucester ON K1T2C7

Between: Cooperative D'Habitation LaFontaine Inc. Co-op

And

Thierry Mbarushimana Co-op Members
Joella NahimaNahima

Cooperative D'Habitation LaFontaine Inc. (the 'Co-op') applied to the Landlord and Tenant Board (LTB) for an order to end the occupancy of the member unit and evict Thierry Mbarushimana and Joella NahimaNahima (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, the Landlord's representative Joel Cross, the Landlord's agent Rianne McAleer, the Co-op Member's Support Sara Shima and the Co-op Members were present.

The parties agree to resolve all issues in relation to this application.

Agreed Facts:

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 \$1,492.00. It is due on the 1st day of each month.
4. The daily compensation is calculated as follows: \$1,492.00 x 12, divided by 365 days.

5. The regular monthly housing charges owing to January 31, 2026, are \$4,449.00.
6. The Co-op incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Co-op members shall pay to the Co-op \$4,449.00 for arrears of monthly housing charges to January 31, 2026.
2. The Co-op Members shall pay to the Co-op the amount set out in paragraph 1 in accordance with the following schedule:
 - \$370.75 on or before the 1st day of each month starting February 1, 2026, up to and including January 1, 2027
3. The Co-op Members shall also pay to the Co-op new monthly housing charge on time and in full as it comes due and owing for the period from February 1, 2026 to January 1, 2027, or until the arrears are paid in full whichever is earliest.
4. The Co-op Members shall also pay to the Landlord the \$186.00 application filing fee on or before January 14, 2026.
5. If the Co-op Members do not pay the Co-op the full amount owing in paragraph 4 on or before January 14, 2026, the Co-op Members will start to owe interest. This will be simple interest calculated from January 15, 2026, at 4.00% annually on the balance outstanding.
6. 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 monthly housing charge 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 Member's breach pursuant to section 94.11 of the Act for an order terminating the occupancy, 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 26, 2026

Date Issued

Dillanique Knight

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.