



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

File Number: LTB-C-012915-25

In the matter of: 103, 750 March Road
Kanata ON K2K0A4

Between: Blue Heron Co-operative Homes, Inc. Co-op

And

Vanessa Kassongo Co-op Member

Blue Heron Co-operative Homes, Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Vanessa Kassongo (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 April 16, 2025. The Parties were unable to resolve the application. Therefore, the matter proceeded to a merits hearing.

This application was heard by videoconference on January 20, 2026.

Michelle Bainbridge, property manager for the Co-op, attended for the Co-op. The Co-op Member also attended the hearing.

The parties before the LTB consented to the following order. I was satisfied that the parties understood the consequences of the joint submission.

On consent it is ordered that:

1. The Co-op Member shall pay to the Co-op \$1,065.00. This amount represents the \$186.00 application filing fee and the housing charges owing up to January 31, 2026.
2. The Co-op Member shall pay to the Co-op the amount set out in paragraph 1 according to the following schedule:
 - a. \$879.00 on or before January 30, 2026.
 - b. \$186.00 on or before February 15, 2026

3. The Co-op Member shall also pay the regular monthly housing charge for February 2026, in the amount of \$879.00, on or before February 15, 2026.
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 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 terminating the occupancy and evicting the Co-op Member and requiring that the Co-op Member pay any new arrears, late fees and related charges that became owing after January 31, 2026.

January 28, 2026
Date Issued

Vicky Liu
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.