



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

File Number: LTB-C-093055-24

In the matter of: 01, 196 FYFE AVE
WOODSTOCK ON N4S3S6

Between: Trillium Place Housing Co-op Co-op

And

Alexis Riddell
William Sharpe Co-op Member

Trillium Place Housing Co-op (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Alexis Riddell and William Sharpe (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes. (*C1 application*)

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

The Co-op also applied for an order to end the occupancy of the member unit and evict the Co-op Member because the Co-op Member has been persistently late in paying the Co-op Member's regular monthly housing charges. (*C2 application*)

A Case Management Hearing was held on January 13, 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.

Only Yaanyarko Adu-Jackson, agent for the Co-op, and the Co-op's Legal Representative, Robert Rose, attended for the hearing.

As of 12:15 p.m., the Co-op Member was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Co-op's evidence.

Determinations:

1. The Co-op requested that the C2 application be withdrawn and the Board consented to the request.

2. 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.
3. The Co-op Member was in possession of the member unit on the date the application was filed.
4. The Co-op Member vacated the member unit on January 31, 2025. Arrears of regular housing charges are calculated up to the date the Co-op Member vacated the unit.
5. The regular monthly housing charge is \$1,045.00. It is due on the 1st day of each month.
6. The Co-op Member has not made any payments since the application was filed.
7. The regular monthly housing charges owing to January 31, 2025 are \$6,270.00.
8. The Co-op Member also owes the Co-op \$250.00 for other housing charges for late fees.
9. The Co-op incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Co-op Member is owed \$824.00 for refundable deposits. The total refundable deposit is set off against the amount the Co-op Member owes.

It is ordered that:

1. The C2 application is dismissed as withdrawn.
2. The Co-op Member's occupancy is terminated as of January 31, 2025, the date the Co-op Member moved out of the member unit.
3. The Co-op Member shall pay to the Co-op \$5,882.00. This amount includes regular housing charges owing up to the date the Co-op Member moved out of the member unit, late fees, and the cost of filing the application less the refundable deposits. See Schedule 1 for the calculation of the amount owing.
4. If the Co-op Member does not pay the Co-op the full amount owing on or before February 8, 2026, the Co-op Member will start to owe interest. This will be simple interest calculated from February 9, 2026 at 4.00% annually on the balance outstanding.

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.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Co-op Member must pay as the occupancy is terminated

Regular Monthly Housing Charge Owing To January 31, 2025	\$6,270.00
Total Other Housing Charges	\$250.00
Less the amount of refundable deposits	-\$824.00
Application Filing Fee	\$186.00
Total amount owing to the Co-op	\$5,882.00