



Order under Section 94.7 Residential Tenancies Act, 2006

File Number: LTB-C-091672-25

In the matter of: 115 James Henry Drive
Aurora ON L4G6E9

Between: Charles Darrow Housing Co-Operative Inc. Co-op

And

Susan Kilpatrick Co-op Member

Charles Darrow Housing Co-Operative Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Susan Kilpatrick (the 'Co-op Member') because:

- the member ceases to qualify for occupancy of the member unit.

A Case Management Hearing was held on January 22, 2026. This application was heard by videoconference. The Co-op's legal representative, John Cramer, the Co-op's agents, Galina Pauwels and Teresa Kuczeryk, the Co-op Member's legal representative, Darcy Purdy and the Co-op Member, Susan Kilpatrick were in attendance.

I was satisfied the parties understood the terms and consequences of their consent.

The parties agree that:

1. This order is a final, non-voidable termination of the Co-op Member's occupancy based on the parties agreement to terminate as of July 31, 2026.
2. The current lawful housing fee is \$1,510.00.
3. The daily compensation of \$49.64 is calculated as follows: \$1,510.00 x 12, divided by 365 days.

It is ordered on consent that:

1. The Co-op Member's occupancy is terminated. The Co-op Member must vacate the unit on or before July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then the Co-op Member shall pay the Co-op compensation of \$49.64 per day for the use of the unit starting August 1, 2026, until the date the Co-op Member moves out of the unit.

3. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Co-op may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Co-op on or after August 1, 2026.

January 26, 2026

Date Issued

Sonja Hudson

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on February 1, 2027, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.