



Order under Section 94.7 Residential Tenancies Act, 2006

File Number: LTB-C-079432-25

In the matter of: 12, 29 LAKESHORE RD
ST CATHARINES ON L2N2S8

Between: Cornerstone Co-Operative Homes Inc. Co-op

And

Angela Sinclair Co-op Member

Cornerstone Co-Operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Angela Sinclair (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 heard by videoconference on January 22, 2026. The Co-op's legal representative, Petar Guzina, the Co-op's agent, Patti Brown and the Co-op Member were in attendance.

The parties agree that:

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. The current regular monthly housing charge is \$945.00, due on the 1st day of each month.
3. The daily compensation of \$31.07 is calculated as follows: \$945.00 x 12 months, divided by 365 days.
4. The regular monthly housing charges owing to January 31, 2026, are \$4,478.90.
5. 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 Member's occupancy is terminated as of February 5, 2026, unless the Co-op Member voids this order.
2. The Co-op Member may void this order and continue the occupancy by paying to Co-op or to the LTB in trust:

- \$4,664.90 if the payment is made on or before January 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$5,609.90 if the payment is made on or before February 5, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Co-op Member may also make a motion at the LTB to void this order under section 74(11) and 94.16(2)(b) of the *Residential Tenancies Act, 2006*, (the 'Act'), if the Co-op Member has paid the full amount owing as ordered plus any additional regular monthly housing charges that became due after February 5, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Co-op Member may only make this motion once during the occupancy agreement with the Co-op.
 4. If the Co-op Member does not pay the amount required to void this order the Co-op Member must move out of the member unit on or before February 5, 2026.
 5. If the Co-op Member does not void the order, the Co-op Member owes the Co-op \$4,385.27. This amount includes arrears of regular monthly housing charges owing up to the date of the hearing (January 22, 2026) and other unpaid housing charges and the cost of filing the application. Any refundable deposits are deducted from the amount owing by the Co-op Members. See Schedule 1 for the calculation of the amount owing.
 6. The Co-op Member shall also pay the Co-op compensation of \$31.07 per day for the use of the unit starting January 23, 2026, until the date the Co-op Member moves out of the unit.
 7. If the Co-op Member does not pay the Co-op the full amount owing on or before February 5, 2026, the Co-op Member will start to owe interest. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006*, (the Act).
 8. If the unit is not vacated on or before February 5, 2026, then starting February 6, 2026, the Co-op may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 9. 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 February 6, 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 Residential Tenancies Act, 2006, (the 'Act'), the part of this order relating to the eviction expires on August 6, 2026, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Co-op Member must pay to void the eviction order and continue the occupancy if the payment is made on or before January 31, 2026

Regular Monthly House Charges Owing to January 31, 2026	\$4,478.90
Total Other Housing Charges	\$0.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Co-op Member paid into the Co-op since the application was filed	\$0.00
Less the amount the Co-op Member paid into the LTB since the application was filed	\$0.00
Less the amount of the credit that the Co-op Member is entitled to	\$0.00
Total the Co-op Member must pay to continue the occupancy	\$4,664.90

B. Amount the Co-op Member must pay to void the eviction order and continue the occupancy if the payment is made on or before February 5, 2026

Regular Monthly Housing Charge Owing to February 5, 2026	\$5,423.90
Total Other Housing Charges	\$0.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Co-op Member paid into the Co-op since the application was filed	\$0.00
Less the amount the Co-op Member paid into the LTB since the application was filed	\$0.00
Less the amount of the credit that the Co-op Member is entitled to	\$0.00
Total the Co-op Member must pay to continue the occupancy	\$5,609.90

C. Amount the Co-op Member must pay if the occupancy is terminated

Regular Monthly Housing Charges Owing to Hearing Date	\$4,199.27
Total Other Housing Charges	\$0.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Co-op Member paid into the Co-op since the application was filed	\$0.00
Less the amount the Co-op Member paid into the LTB since the application was filed	\$0.00
Less the amount of refundable deposits	\$0.00
Less the amount of the credit that the Co-op Member is entitled to	\$0.00
Total amount owing to the Co-op	\$4,385.27
Plus daily compensation owing for each day of occupation starting January 23, 2026	\$31.07