



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

File Number: LTB-C-095944-25

In the matter of: 43, 1026 GLENDOR AVE
BURLINGTON ON L7R4M7

Between: NELSON CO-OPERATIVE HOMES INC. Co-op
And
NATHALIE ENNIS ALSO KNOWN AS Co-op Member
NATHALIE DYCE

NELSON CO-OPERATIVE HOMES INC. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict NATHALIE ENNIS ALSO KNOWN AS NATHALIE DYCE (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes and because the Co-op Member has been persistently late in paying the Co-op Member's regular monthly housing charges.

A Case Management Hearing (CMH) was held by videoconference on January 26, 2026.

The following individuals attended the CMH:

Marie Galevski, Representative for the Co-op;
Stephanie Moore, Senior Co-ordinator Member Services for the Co-op;
Penelope Kandial, Director of Operations for the Co-op;
The Co-op Member.

At the CMH, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The parties also agree that:

1. The application is amended to correct the Co-op Member's name. The amended name is correctly reflected in this order.
2. The current regular monthly housing charges are \$1,399.00. They are due on the first day of each month and will increase to \$1,428.00 effective February 1, 2026.
3. The Co-op collected and is holding a deposit of \$276.00. The Co-op Member owes the Co-op \$1,152.00 to top up the deposit to \$1,428.00. The Co-op Member will pay the Co-op the amount of \$1,152.00 as follows: \$100.00 on or before the 20th day of each month for the eleven (11) month period starting February 20, 2026 to December 2026; \$52.00 on or before January 20, 2027.

On consent, it is ordered that:

1. The Co-op Member shall pay the Co-op \$5,419.00. This amount represents \$5,233.00 for the regular monthly housing charges owing to January 31, 2026 and \$186.00 for the application filing fee.
2. The Co-op Member shall pay the Co-op the amount set out in paragraph 1 on or before January 30, 2026.
3. The Co-op Member shall also pay the Co-op the regular monthly housing charges in full and on time, as and when they become due and owing on the 1st day of each month, for the twelve (12) month period commencing February 1, 2026 to January 31, 2027.
4. If the Co-op Member fails to make any of the payments as set out in this order, the Co-op may apply to the Landlord and Tenant Board pursuant to section 94.11 of the *Residential Tenancies Act, 2006*, without notice to the Co-op Member, for an order to terminate the occupancy and to evict the Co-op Member. The Co-op must make this application no later than 30 days after the Co-op Member's failure to make a payment.

February 3, 2026

Date Issued

Nancy Fahlgren

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.