



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-C-102824-25

In the matter of: 1108, 90 BURROWS HALL BLVD
SCARBOROUGH ON M1B5M2

Between: Scarborough Heights Co-op Homes Inc. Co-op

And

Tricia Lynch Co-op Member

Scarborough Heights Co-op Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Tricia Lynch (the 'Co-op Member') and for an order to have the Co-op Member pay the regular monthly housing charges they owe because the Co-op Member failed to meet a condition specified in the with respect to application LTB-C-100662-24.

The Co-op's application was resolved by order LTB-C-102824-25, issued on December 8, 2025. This order was issued without a hearing being held.

The Co-op Member filed a motion to set aside order LTB-C-102824-25.

This motion was heard by videoconference on January 27, 2026.

The Co-op's legal representative Sara Murtafda, and the Co-op Member attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-C-102824-25, issued on December 8, 2025, is granted.
2. Order LTB-C-102824-25, issued on December 8, 2025, is set aside and cannot be enforced.
3. The Co-op's L4 application is dismissed.
4. The previous order issued on April 7, 2025, with respect to LTB-C-100662-24 is amended as follows:

C1 Application

3. The Co-op Member shall pay to the Co-op \$12,079.00 for arrears of regular monthly housing charges up to January 31, 2026, and costs.
4. The Co-op Member shall pay to the Co-op the amount set out in paragraph 3 in accordance with the following schedule:
 - (a) On or before February 1, 2026, the Co-op Member shall pay to the Co-op \$900.00
 - (b) Commencing on February 20, 2026, and on or before the 20th day of each consecutive month for a period of fifteen (15) months thereafter up to and including April 20, 2027, the Co-op Member shall pay to the Co-op \$700.00.
 - (c) The Co-op Member's final payment in the amount of \$679.00 is due on or before May 20, 2027.
5. The Co-op Member shall also pay the new regular monthly housing charges in full and on time on or by the first day of each month starting February 1, 2026, up to and including May 1, 2027, or until the arrears are paid in full, whichever date is earliest.

C2 Application

6. If the Co-op Member voids the C1 portion of the order in accordance with paragraph three above, the Co-op Member's occupancy shall continue on the following terms.
7. The Co-op Member shall pay the new regular monthly housing charges in full and on time on or by the first day of each month starting February 1, 2026, up to and including May 1, 2027.
8. Section 94.11 of the RTA applies to this order. If the Co-op Member fails to make any payment due under this order the Co-op may, without notice to the Co-op Member, apply to the LTB for an order terminating the Co-op Member's occupancy rights and evicting the Co-op Member. In the application the Co-op may request an order for new arrears and charges. The Co-op must make this application no later than 30 days after the Co-op Member fails to make a payment.

February 3, 2026

Date Issued

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

Kyle McGraw

Member, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.