



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

File Number: LTB-C-098150-25

In the matter of: 202, 242 GUTHRIE DR
KINGSTON ON K7K6K8

Between: LOis Miller Co-operatives Homes Inc. Co-op

And

Darcy Knox Co-op Member

LOis Miller Co-operatives Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Darcy Knox (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes.

This application was heard by videoconference on January 29, 2026. Co-op legal representative, Allan Kouri, Co-op Agent, Ann Emon, and the Co-op Member also attended the hearing.

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

The parties agree that:

1. The current lawful monthly housing charge is due on the first day of each month.

It is ordered on consent that:

1. The Co-op Member shall pay to the Co-op the amount of \$2,714.00, which represents housing charge arrears (\$2,528.00) plus the filing fee (\$186.00) to the period ending January 31, 2026.
2. The Co-op Member shall pay to the Co-op the amount set out in paragraph 1 of this order as follows:
 - a) \$500.00 per month due on or before the 15th day of each month for a 5-month period starting February 2026, up to and including the month of June 2026 (arrears plus filing fee); AND
 - b) \$214.00 on or before July 15, 2026 (arrears).
3. In addition to the payments noted in paragraph 2 of this order, the Co-op Member shall also pay to the Co-op the total lawful regular monthly housing charges on or before the 1st day of each month starting February 1, 2026 and continuing each month thereafter until all the amounts owing as noted in paragraph 1 of this order are paid in full.

4. If the Co-op Member fails to comply with the conditions set out in this order, the Co-op may apply under section 94.11 of *the Residential Tenancies Act, 2006* (the 'Act') for an order terminating the occupancy and evicting the Co-op Member. The Co-op must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Co-op Member.

February 6, 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.