



Order under Section 94.7 Residential Tenancies Act, 2006

File Number: LTB-C-095941-25

In the matter of: 27, 1026 GLENDOR AVE
BURLINGTON ON L7R4M7

Between: Nelson Co-operative Homes Inc. Co-op

And

Katrina Boyd Co-op Member

Nelson Co-operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Katrina Boyd (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 regular monthly housing charge.

A Case Management Hearing was held on **January 29, 2026**

Only Nicole Ruby, the Co-ops representative, as well as Penelope Kandial, and Stephanie Moore the Co-op's agent attended for the Co-op.

As of **2:15PM** the Co-op Member was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Co-op's evidence.

It is determined that:

1. The Co-op Members did not file a response to the application. Therefore, they are deemed to have accepted all the facts and allegations in the application pursuant to Rule 12.5 of the LTB's Rules of Procedure.
2. As of the hearing date, the Co-op Members were still in possession of the member unit.
3. The Co-op gave the Co-op Members an N8C notice of termination. The notice of termination contains the following allegations: **The Co-op Members has persistently paid their regular monthly housing charges late.**
4. The Co-op also 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 Members 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.

5. The Co-op Member paid all outstanding arrears as of January 31, 2026.
6. The Co-op incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. At the Case Management Hearing, the Co-op's representative indicated that the Co-op is seeking a conditional order with a Section 94.11 clause to resolve this application.

It is ordered that:

1. The Co-op Members' occupancy continues if the Co-op Members meet the conditions set out below.
2. The Co-op Members shall pay to the Co-op new regular monthly housing charges on time and in full as it comes due and owing for a period of 12 consecutive months, commencing **February 1, 2026** up to and including **January 1, 2027**
3. If the Co-op Members fail to comply with the conditions set out in paragraph 2 of 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 Members. 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 Members.
4. On or before March 31, 2026, the Co-op Member shall pay to the Co-op \$186.00 for the cost of filing the application.
5. If the Co-op Member does not pay the Co-op the full amount owing in paragraph 4, the Co-op Member will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00%.

February 2, 2026
Date Issued

Ryan Gacnik
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 August 14, 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.