



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

File Number: LTB-C-091950-25

In the matter of: 63 SECOND ST
ORANGEVILLE ON L9W2C2

Between: Lavender Lane Co-operative Homes Inc. Co-op

And

Shannon Spiteri Co-op Member

Lavender Lane Co-operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Shannon Spiteri (the 'Co-op Member') because the

- Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes.
- the Co-op Member has persistently failed to pay the regular monthly housing charges on the date they become due and payable.

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

Christine Stewart, represented the Co-op. Colleen Harnish, Operation Manager, attended for the Co-op. The Co-op Member also attended the hearing. The Co-op Member met with the Tenant Duty Counsel prior to the case management hearing.

The parties resolved the issues in the application and requested an Order on Consent. I am satisfied the parties understood the consequence of this Consent Order.

C1 Application- it is ordered that:

1. The Co-op Members shall pay to the Co-op \$444.55. This amount represents the housing charges owing up to January 31, 2026, plus the \$186.00 application filing fee (costs).
2. The Co-op Members shall pay to the Co-op the amount set out in paragraph 1 in accordance with the following schedule:
 - \$222.28 on or before February 27, 2026,
 - \$222.27 on or before March 27, 2026.

3. The Co-op Members shall also pay to the Co-op the regular monthly housing in full- and on-time starting February 1, 2026, through to and including March 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Co-op Members fail to make any one of the payments in accordance with paragraph 2 or 3 of this order, the Co-op may, without notice to the Co-op Members and within 30 days of the breach, apply to the Landlord and Tenant Board pursuant to section 94.11 of the *Residential Tenancies Act, 2006* for an order terminating the occupancy and evicting the Co-op Members and requiring that the Co-op Members pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

C2 Application- it is ordered that:

5. On or before the 1st (first) day of each month, the Co-op Member shall pay to the Co-op the regular monthly housing charges on time and in full starting April 1, 2026, through to and including March 1, 2027.
6. If the Co-op Member fails to comply with the conditions set out in paragraph 5 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 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

Maryam Cooper

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.