



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

File Number: LTB-C-098885-25

In the matter of: 19, 14 WILHOLME DR
ST CATHARINES ON L2W1B5

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

And

Kathleen McGonegal Co-op Member

Meadowgreen Co-operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Kathleen McGonegal (the 'Co-op Member') because:

- the Co-op Member has been persistently late in paying the Co-op Member's regular monthly housing charges.

The Co-op also claimed compensation for each day the Co-op Member remained in the unit after the termination date.

A Case Management Hearing was held by videoconference on February 2, 2026.

Judith Callender, Representative, and Tracy Harry, Agent, attended for the Co-op; and the Co-op Member, and their Supporter, Lisa McCarten also attended the hearing.

It is agreed that:

1. The Co-op Member filed a response to the application as required by Rule 12.4 of the LTB's Rules of Procedure.
2. As of the hearing date, the Co-op Member was still in possession of the member unit.
3. On October 30, 2025 the Co-op gave the Co-op Member an N8C notice of termination.
4. The regular monthly housing charges are due on the 1st day of each month.

5. The Co-op incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Co-Op Member's occupancy continues if the Co-op Member meets the conditions set out below.
2. Starting March 1, 2026 and for the duration of the occupancy, the Co-op Member shall pay to the Co-op new regular monthly housing charges on time and in full, as they come due and owing, by the first day of each month.
3. If the Co-op Member fails 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 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.
4. The Co-op Member shall pay to the Co-op \$186.00 for the cost of filing the application by no later than March 15, 2026.
5. If the Co-op Member does not pay the Co-op the full amount owing on or before March 15, 2026, the Co-op Member will start to owe interest. This will be simple interest starting March 16, 2026 calculated annually on the outstanding balance, at the post-judgment interest rate determined under section 127 of the *Courts of Justice Act*.

February 4, 2026

Date Issued

Janice Campbell

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 free at 1-888-332-3234.