



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

**File Number:** LTB-C-095926-25

**In the matter of:** 23, 1026 GLENDOR AVE  
BURLINGTON ON L7R4M7

**Between:** NELSON CO-OPERATIVE HOMES INC. Co-op

**And**

KIMBERLY BLACKBURN 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 KIMBERLY BLACKBURN (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.

Mediation was held on January 29, 2026. The following parties participated in the mediation: The Co-op's representative, Nicole Ruby, the Co-op's agents, Penelope Kandial and Stephanie Moore, and the Co-op Member's authorized support person, Shaunice Dorsey.

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

**It is ordered on consent that:**

1. The Co-op Member shall pay to the Co-op **\$952.24** which represents the arrears of housing charges (\$766.24) plus the application filing fee (\$186.00)
2. The Co-op Member shall pay the amount in paragraph 1 in accordance with the following schedule:

| Date Payment Due  | Amount of Payment |
|-------------------|-------------------|
| February 13, 2026 | \$ 766.24         |
| February 15, 2026 | \$ 46.50          |
| March 15, 2026    | \$ 46.50          |
| April 15, 2026    | \$ 46.50          |
| May 15, 2026      | \$ 46.50          |

3. The Co-op Member shall also pay to the Co-op new rent on time and in full as it comes due and owing for the period **February 1, 2026 to January 1, 2027**.
4. If the Co-op Member fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Co-op Member to the Co-op pursuant to paragraph 1 of this order shall become immediately due and owing and the Co-op may, without notice to the Co-op Member, apply to the LTB within 30 days of the Co-op Member's breach pursuant to section 94.11 of the Act for an order terminating the tenancy and evicting the Co-op Member and requiring that the Co-op Member pay any new arrears, NSF fees and related charges that became owing after **January 31, 2026**.

**February 4, 2026**  
**Date Issued**

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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 16, 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.