



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

File Number: LTB-C-093640-25

In the matter of: 319, 2 FERNDALE AVE
ST CATHARINES ON L2P3X8

Between: Agnes MacPhail Co-operative Homes Inc. Co-op

And

Desiree Moore Co-op Member

Agnes MacPhail Co-operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Desiree Moore (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 also applied for an order to end the occupancy of the member unit and evict the Co-op Member because the Co-op Member persistently failed to pay the regular monthly housing charges on the date they became due and payable.

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

Judith Callender, Representative, and Riley Bond, Agent, attended for the Co-op. The Co-op Member and their Supporter, Cheryl Ferguson, also attended the hearing.

It is agreed that:

1. As of the hearing date, the Co-op Member was still in possession of the member unit.
2. The regular monthly housing charge is \$1,002.00. It is due on the 1st day of each month.
3. The Co-op Member paid \$576.00 to the Co-op since the application was filed which includes a 3rd party direct payment of \$144.00 considered to be in transit to the Co-op.
4. The regular monthly housing charges owing to February 28, 2026 are \$7,722.00.
5. The other housing charges owing to February 28, 2026 are \$35.00.
6. 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:

C1 Application

1. The Co-op Member shall pay to the Co-op \$7,943.00 for arrears of regular monthly housing charges and other housing charges up to February 28, 2026 and costs.
2. The Co-op Member shall pay to the Co-op the amount set out in paragraph 1 in accordance with the following payment schedule:
 - i) \$300.00 by March 1, 2026;
 - ii) \$300.00 per month, for 9 consecutive months, by the first day of each month, from April 1, 2026 to December 1, 2026; and
 - iii) \$4,943.00 by no later than December 31, 2026.
3. The Co-op Member shall also pay the Co-op new regular monthly housing charges, in full and on time, as they come due and owing, by the first day of each month, for the period March 1, 2026 to December 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Co-op Member fails to make any one of the payment in accordance with paragraphs 2 or 3 of this order, the outstanding balance of any arrears to be paid 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 Landlord and Tenant Board within 30 days of the Co-op Member's breach, pursuant to section 94.11 of the RTA, for an order terminating the occupancy of the member unit and evicting the Co-op Member and requiring the Co-op Member to pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

C2 Application

5. Starting March 1, 2026 and for the 58-month period to December 1, 2030, 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.
6. If the Co-op Member fails to comply with the conditions set out in paragraph 5 of this order, the Co-op may, without notice to the Co-op Member, apply to the LTB pursuant to section 94.11 of the RTA, for an order terminating the occupancy of the member unit and evicting the Co-op Member. The Co-op must make the application within 30 days of a breach of condition.

February 6, 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 toll free at 1-888-332-3234.