



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

File Number: LTB-C-087129-25

In the matter of: 51, 8675 BAYVIEW AVE
RICHMOND HILL ON L4B3M5

Between: Richmond Hill Co-Operative Homes Co-op

And

Ikram Said Co-op Member

Richmond Hill Co-Operative Homes (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Ikram Said (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes.

This application was heard by videoconference on February 10, 2026.

The Co-op's legal representative Bill Burd, and the Tenant's legal representative, Steven Li, and the Tenant's agent Timiro Aganeh attended the hearing. Mercedes Morro also attended the hearing to support the Tenant.

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

The Parties Agree:

1. The Co-op Member currently receives a housing subsidy in the amount of \$1,252.00 per month.

It is ordered on consent that:

1. The Co-op Member owes \$6,540.00 in regular monthly housing charges up to February 28, 2026, to be paid as follows:
 - a. Commencing on March 15, 2026, and on the 15th day of each month thereafter, up to and including February 15, 2027, the Co-op Member shall pay to the Co-op \$545.00.
2. For the period commencing on March 1, 2026, up to and including February 1, 2027, or until the arrears are fully paid, the Co-op Member shall pay the regular monthly housing charges to the Co-op on or before the first day of each month.

3. Section 94.11 of the RTA applies to this order. If the Co-op Member fails to make any payments pursuant to paragraph 1. a. or paragraph 2 of this order, the Co-op may, without notice to the Co-op Member, apply to the LTB for an order terminating the Co-op Members occupancy rights and evicting the Co-op Member. In the application the Co-op may request an order for new arrears and charges. The Co-op must make this application no later than 30 days after the Co-op Member fails to make a payment.
4. The Co-op Member shall pay the Co-op's application filing fee of \$186.00 on or before March 15, 2027.
5. If the Co-op Member does not pay the Co-op the full amount owing pursuant to paragraph 4 on or before March 15, 2027, the Co-op Member will start to owe interest. This will be simple interest calculated from March 16, 2027, at 4.00% annually on the balance outstanding.

February 20, 2026
Date Issued

Kyle McGraw
Member, 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.