



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

File Number: LTB-C-095953-25

In the matter of: 59, 1026 GLENDOR AVE
BURLINGTON ON L7R4M7

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

And

SANDRA SMITH 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 SANDRA SMITH (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 been persistently late in paying the monthly housing charges

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

The Co-op's Representative, Nicole Ruby, the Director of Operations Penelope Kandial, the Senior Coordinator of Member Services, Stephanie Moore and the Co-op Member, Sandra Smith attended the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Co-op Member shall pay the Co-op the sum of \$1,614.00 and this includes the arrears up to February 28, 2026, and the Co-op's filing fee.
2. The Co-op Member shall pay the Co-op the amount set in paragraph (1) in accordance with the following schedule: On or before April 1, 2026, and every first day of the month for 12 payments, up to and including March 1, 2027, \$134.50.
3. The Co-op Member shall pay to the Co-op the monthly housing charges in full and on time as it becomes due and owing for the period of March 1, 2026 to March 1, 2027.
4. If the Co-op Member fails to comply with the conditions set out in this order from paragraphs 1-3, 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. The Co-op Member will also be required to pay arrears, any new arrears, late fees, NSF fee and related charges that become owing after February 28, 2026.

5. The Co-op Member shall also pay the total lawful monthly housing charges in full and on-time commencing March 1, 2026 and every 1st day of the month for a 12 month period up to and including February 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 17, 2026
Date Issued

Tanya Speedie
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.