



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

File Number: LTB-C-106100-25

LTB-C-010095-26

In the matter of: 11, 275 Kempt Street
Amherstburg ON N9V3V6

Between: Frank Long Co-operative Homes

Co-op

And

Tina Marie Doris Dufour
Xanadu Major
David Fletcher

Co-op Members

LTB-C-106100-25 – C1

Frank Long Co-operative Homes (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Tina Marie Doris Dufour, Xanadu Major and David Fletcher (the 'Co-op Members') because the Co-op Members did not pay the regular monthly housing charges that the Co-op Members owe.

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Frank Long Co-operative Homes (the 'Co-op') also applied for an order to end the occupancy of the member unit and evict Tina Marie Doris Dufour, Xanadu Major and David Fletcher (the 'Co-op Members') because the Co-op Members have been persistently late in paying the Co-op Members' regular monthly housing charges.

A Case Management Hearing was held on February 12, 2026.

Debra Laforet, Christine Easterbrook and Kimberly Kostescu attended for the Co-op. The Co-op Members also attended the hearing.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the applications and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

- a) a) The C2 application, LTB-C-010095-26, will be resolved as a result of this order.
- b) b) The Co-op agrees to waive the \$186 application filing fee associated with the C2 application, LTB-C-010095-26.
- c) The regular monthly housing charges are due on the first day of each month. However, if the first day of the month falls on a statutory holiday, the Co-op members may pay the regular monthly housing charges by the second day of that month.

On consent of the parties, it is ordered that:

- 1. The Co-op Members' occupancy continues if the Co-op Members meet the conditions set out below.

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- 2. The total outstanding housing charges the Co-op Members owe to the Co-op up to and including February 28, 2026, including costs total (\$186.00) is **\$1,650.70**.
- 3. The Co-op Members shall pay to the Co-op the amount set out in paragraph 2 in accordance with the following schedule:

Date Payment Due	Amount of Payment
February 26, 2026	\$450.00
March 20, 2026	\$450.00
April 3, 2026	\$450.00
April 23, 2026	\$300.70

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- 4. For a period of 12 months, starting March 1, 2026, and up to and including February 1, 2027, the Co-op Members shall pay the regular monthly housing charges in full and on time.
- 5. If the Co-op Members fail to make any of the payments as set out in this order on consent, the Co-op may apply to the Landlord and Tenant Board pursuant to section 94.11 of the RTA, without notice to the Co-op Members, for an order to terminate the occupancy and to evict the Co-op Members. The Co-op must make this application no later than 30 days after the Co-op Members' failure to make a payment.

February 20, 2026
Date Issued

Sarah Visnovec
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.