



Order under Section 94.7 Residential Tenancies Act, 2006

File Number: LTB-C-102224-25

In the matter of: 36, 4 TURQUOISE CRT
CHATHAM ON N7M6B6

Between: Nova Co-operative Housing Inc. Co-op

And

FEB 24, 2026

LESAL CROMWELL
FALLON AQUASH

Sarah Visnovec

Co-op Members

Nova Co-operative Housing Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict LESAL CROMWELL and FALLON AQUASH (the 'Co-op Members') because the Co-op Members did not pay the regular monthly housing charges that the Co-op Members owe and 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 18, 2026.

The Co-op representative, Richard Lammers and the Co-op's agent, Rondah Dckson attended for the Co-op. The Co-op Member, Lesal Cromwell, on behalf of the Co-op Members also attended the hearing.

Agreed facts:

- a) The regular monthly housing charges are due on or before the first (1) business day of the month.
- b) The Co-op Member asserts that they made a payment to the Co-op in the amount of \$2,700 by money order.
- c) The Co-op advised there is no record of this payment and it is not reflected in the Co-op Members' ledger.
- d) The Co-op Member will investigate and locate proof of this payment, including providing a receipt showing that the payment was issued and delivered to the Co-op.
- e) If confirmed, the Co-op will credit the \$2,700.00 to the Co-op Members' ledger and the total outstanding housing charges to February 28, 2026, will be \$1,214.00.

- f) The parties agree that the arrears will be calculated without reflecting the disputed \$2,700.00 payment, pending verification.
- g) The parties agree and understand that if the \$2,700.00 payment cannot be verified, the Co-op Members will be responsible for payment of the full outstanding arrears claimed in the Co-op's ledger (\$3,914.00) no later than April 1, 2026.

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.
- 2. The total outstanding housing charges the Co-op Members owe to the Co-op up to and including February 28, 2026, is **\$3,914.00**.
- 3. The Co-op Members shall pay to the Co-op the amount set out in paragraph 2 on or before April 1, 2026.
- 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 paragraphs 3 and/or 4 of 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.
- 6. The Co-op Members shall pay to the Co-op the application filing fee of \$186.00 on or before March 1, 2026.
- 7. If the Co-op Members do not pay the Co-op the full amount owing as per paragraph 6 of this, the Co-op Members will start to owe interest. This will be simple interest calculated from March 2, 2026, at 4.00% annually on the balance outstanding.

February 24, 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.