



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

File Number: LTB-C-101922-25

In the matter of: 200, 35 SEWELLS RD
TORONTO ON M1B 4Z2

Between: ELLEN MCGREAL HOUSING CO-OPERATIVE INC. Co-op

And

GERTRUDE TUMUISME Co-op Member

ELLEN MCGREAL HOUSING CO-OPERATIVE INC. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict GERTRUDE TUMUISME (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes.

A Case Management Hearing was held on February 18, 2026 at 9am.

The Legal Representative for the Co-op, Bill Burd, the Co-op Member and the Member's Legal Representative, Janet Brakohiapa, attended.

The parties agreed to resolve the issues in the Co-op's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

Agreed Facts:

- a. The parties agreed that the \$186.00 application filing fee would not be included in the amount to VOID this Order.
- b. There are no refundable deposits.

On consent of the parties, it is ordered that:

The Co-op Member's occupancy is terminated unless the Co-op Member voids this order.

1. The Co-op Member may void this order and continue the occupancy by paying to Co-op or to the LTB in trust:

- \$5 000.00 if the payment is made on or before February 28, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$6 350.00 if the payment is made on or before March 7, 2026. See Schedule 1 for the calculation of the amount owing.
2. The Co-op Member may also make a motion at the LTB to void this order under section 74(11) and 94.16(2)(b) of the Act, if the Co-op Member has paid the full amount owing as ordered plus any additional regular monthly housing charges that became due after March 7, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Co-op Member may only make this motion once during the occupancy agreement with the Co-op.
 3. **If the Co-op Member does not pay the amount required to void this order the Co-op Member must move out of the member unit on or before March 7, 2026.**
 4. If the Co-op Member voids this order, then the Co-op Member shall pay the \$186.00 application filing fee on or before April 30, 2026. Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing May 1, 2026.
 5. If the Co-op Member does not void the order, the Co-op Member owes the Co-op **\$4 634.84**. This amount includes arrears of regular monthly housing charges owing up to the date of the hearing (February 18, 2026) *and* the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
 6. The Co-op Member shall also pay the Co-op compensation of \$44.38 per day for the use of the unit starting February 19, 2026 until the date the Co-op Member moves out of the unit.
 7. If the Co-op Member does not pay the Co-op the full amount owing on or before March 7, 2026, the Co-op Member will start to owe interest. This will be simple interest calculated from March 8, 2026 at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before March 7, 2026, then starting March 8, 2026, the Co-op may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Co-op on or after March 8, 2026.

February 23, 2026
Date Issued

Susan Parsons
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 8, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Co-op Member must pay to void the eviction order and continue the occupancy if the payment is made on or before February 28, 2026

Regular Monthly Housing Charges Owing To February 28, 2026	\$5 000.00
Total Other Housing Charges	\$0.00
NSF Charges	\$0.00
Less the amount of the credit that the Co-op Member is entitled to	- \$0.00
Total the Co-op Member must pay to continue the occupancy	\$5 000.00

B. Amount the Co-op Member must pay to void the eviction order and continue the occupancy if the payment is made on or before March 7, 2026

Regular Monthly Housing Charge Owing To March 31, 2026	\$6 350.00
Total Other Housing Charges	\$0.00
NSF Charges	\$0.00
Less the amount of the credit that the Co-op Member is entitled to	- \$0.00
Total the Co-op Member must pay to continue the occupancy	\$6 350.00

C. Amount the Co-op Member must pay if the occupancy is terminated

Regular Monthly Housing Charges Owing To Hearing Date (Feb 18, 2026)	\$4 448.84
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount of refundable deposits	- \$0.00
Less the amount of the credit that the Co-op Member is entitled to	- \$0.00
Total amount owing to the Co-op	\$4 634.84
Plus daily compensation owing for each day of occupation starting February 19, 2026	\$44.38 (per day)