



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

**File Number:** LTB-C-102145-25

**In the matter of:** 136, 6600 KALAR RD  
NIAGARA FALLS, ON L2H2T9

**Between:** Westwood Place Co-operative Homes Inc. Co-op

**and**

Ashley Fletcher Co-op Member

- [1] The Applicant Co-op applied to the Landlord and Tenant Board (“LTB”) pursuant to subsection 94.7 of the Residential Tenancies Act, 2006, S.O. 2006, c.17 as amended (“RTA”), for an order to end the occupancy of the member unit and evict the Co-op Member because the Co-op Member has persistently failed to pay the regular monthly housing charges on the date they became due and payable.
- [2] A Case Management Hearing (“CMH”) was held on February 19, 2026, at 11:00 a.m. via videoconference line VC163. The Co-op was represented by licensed paralegal Judith Callender. The Co-op Member was present and self-represented.
- [3] The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

**On consent, it is ordered that:**

- 1. The Co-op Member shall pay the Co-op the regular monthly housing charge in full on or before the 1st of each month starting March 01, 2026 through to the duration of the occupancy.
- 2. The Co-op Member has agreed to pay the Co-op the application fee in the amount of \$186.00 in the following installments:
  - (a) On or before February 28, 2026, the Co-op Member shall pay the Co-op \$93.00 towards the cost of the application fee
  - (b) On or before March 31, 2026, the Co-op Member shall pay the Co-op \$93.00 towards the balance of the application fee

3. Section 94.11 of the RTA applies to this agreement. If the Co-op Member fails to comply with any of the payment terms and conditions in this agreement related to the issues of this application, the Co-op may apply to the Landlord and Tenant Board, without notice to the Co-op Member, for an order to terminate the occupancy and to evict the Co-op Member. The Co-op must make this application no later than 30 days after the Co-op Member fails to comply with a term or condition in this agreement.

**February 25, 2026**

**Date Issued**

Toronto East-RO  
2275 Midland Avenue, Unit 2  
Toronto ON M1P3E7

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Nick Vescio

Hearing Officer, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.