



**Amended Order
Order under Section 94.7
Residential Tenancies Act, 2006
And Section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-C-098172-25

In the matter of: 1208, 120 ACORN PL
MISSISSAUGA ON L4Z3N5

Between: Dan Benedict Co-operative Homes Inc. Co-op

And

Reneshia Nembhard Co-op Member

Dan Benedict Co-operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Reneshia Nembhard (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes and because the Co-op Member has been persistently late in paying the Co-op Member's regular monthly housing charges.

A Case Management Hearing was held on February 2, 2026.

Legal Representative, Marie ~~Galewski~~, Galevski attended for the ~~Art Burke Housing Co-op~~
Dan Benedict Co-operative Homes Inc. The Co-op Member, Reneshia Nembhard, also attended the hearing.

This amended order is issued to correct clerical errors in the original order issued on February 9, 2026.

The parties agree that:

1. As of the hearing date, the Co-op Member was still in possession of the member unit.
2. The regular monthly housing charge is \$1,273.00. It is due on the 1st day of each month.
3. The Co-op Member paid \$3,298.00 to the Co-op since the application was filed.
4. The regular monthly housing charges owing to February 28, 2026 are \$1,272.91.
5. Dan Benedict Co-operative Homes Inc. incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Co-op Member's occupancy is terminated unless the Co-op Member voids this order.
2. The Co-op Member shall pay to Dan Benedict Co-operative Homes Inc. ~~\$1,458.42~~ **\$1,458.91** for arrears of housing charges to February 28, 2026, which includes the application filing fee of \$186.00.
3. The Co-op Member shall pay to ~~Art Burke Housing Co-op~~ **Dan Benedict Co-operative Homes Inc.** the amount set out in paragraph 3 in accordance with the following schedule:
 - ~~\$1,458.42~~ **\$1,458.91** on or before February 20, 2026.
4. The Co-op Member shall also pay to the Dan Benedict Co-operative Homes Inc. new ~~rent~~ **housing charges** on time and in full as it comes due and owing for the period March 1, 2026 for a period of eighteen (18) consecutive months until August 1, 2027.
5. If the Co-op Member fails to make any one of the payments in accordance with paragraphs 3 or 4 of this order, the outstanding balance of any of housing charges and costs to be paid by Co-op Member Dan Benedict Co-operative Homes Inc. pursuant to paragraph 3 of this order shall become immediately due and owing and the Dan Benedict Co-operative Homes Inc. may, without notice to the Co-op Member apply to the Landlord and Tenant Board within 30 days of the Co-op Member's breach pursuant to section 94.11 of the Act for an order terminating the tenancy and evicting the Co-op Member and requiring that the Co-op Member to pay any housing charges, NSF fees and related charges that became owing after February 28, 2026.

February 9, 2026

Date Issued

John Russett

Hearings Officer, Landlord and Tenant Board

February 23, 2026

Date Amended

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.