



**Order under Section 94.7 / 94.15
Residential Tenancies Act, 2006**

File Number: LTB-C-051028-25

In the matter of: 64 LISTON AVE
BROCKVILLE ON K6V7A7

Between: Shepherd's Green Co-operative Homes Co-op
Inc.

And

Ross Elliott Co-op Member

Shepherd's Green Co-operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Ross Elliott (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes. The Co-op also claimed other housing charges on the application. (*C1 Application*)

The Co-op also applied for an order to end the occupancy of the member unit and evict the Co-op Member because:

- the Co-op Member, another occupant of the member unit or someone the Co-op Member permitted in the residential complex has wilfully or negligently caused damage to the premises.
- the Co-op Member has been persistently late in paying the Co-op Member's regular monthly housing charges.

The Co-op also claimed compensation for each day the Co-op Member remained in the unit after the termination date.

The Co-op also applied for an order requiring the Co-op Member to pay the Co-op's reasonable out-of-pocket costs the Co-op has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Co-op Member, another occupant of the member unit or someone the Co-op Member permitted in the residential complex. (*C2 Application*)

A Case Management Hearing was held on October 16, 2025. The application was not resolved and therefore, the matter proceeded to a merits hearing.

This application was heard by videoconference on February 24, 2026.

The Co-op's Agent, Karen Palaisy, the Co-op's Legal Representative, Michael Hackl, and the Co-op Member attended the hearing.

The parties before the LTB consented to the following order:

Agreed facts:

1. The Co-op Member can pay the Co-op via EFT ("electronic funds transfer).
2. The parties agree that the Co-op Member owes the Co-op \$20,274.07. This includes the regular monthly housing charges and other housing charges (i.e., water charges) owing up to March 31, 2026 and the \$186.00 application filing fee.

On consent it is ordered that:

1. The Co-op Member shall pay to the Co-op \$20,274.07.
2. The Co-op Member shall pay to the Co-op the amount set out in paragraph 1 as follows:

On or before	Amount (\$)		On or before	Amount (\$)
April 1, 2026	844.76		April 1, 2027	844.76
May 1, 2026	844.76		May 1, 2027	844.76
June 1, 2026	844.76		June 1, 2027	844.76
July 1, 2026	844.76		July 1, 2027	844.76
August 1, 2026	844.76		August 1, 2027	844.76
September 1, 2026	844.76		September 1, 2027	844.76
October 1, 2026	844.76		October 1, 2027	844.76
November 1, 2026	844.76		November 1, 2027	844.76
December 1, 2026	844.76		December 1, 2027	844.76
January 1, 2027	844.76		January 1, 2028	844.76
February 1, 2027	844.76		February 1, 2028	844.76
March 1, 2027	844.76		March 1, 2028	844.59

3. The Co-op Member shall also pay to the Co-op new regular monthly housing charges and other housing charges on the first (1st) day of each month for the periods April 1, 2026 to March 1, 2028.
4. If the Co-op Member fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of housing charges and costs to be paid by the Co-op Member to the Co-op pursuant to paragraph 1 of this order shall become immediately due and owing and the Co-op may, without notice to the Co-op Member, apply to the LTB within 30 days of the Co-op Member's breach pursuant to section 94.11 of the Act for an order terminating the occupancy and evicting the Co-op Member and requiring that the Co-op

Member pay any new arrears, late fees and related charges that became owing after March 31, 2026.

February 26, 2026

Date Issued

Vicky Liu

Member, 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.