



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

File Number: LTB-C-061516-25

In the matter of: 303, 90 BURROWS HALL BLVD
SCARBOROUGH ON M1B5M2

Between: Scarborough Heights Co-operative Homes Inc. Co-op

And

Angella Thomas Co-op Member

Scarborough Heights Co-operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Angella Thomas (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes. (*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 has been persistently late in paying the Co-op Member's regular monthly housing charges. (*C2 Application*)

A Case Management Hearing was held on November 10, 2025. The Parties were unable to resolve the application. Therefore, the matter proceeded to a merits hearing.

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

The Co-op's Legal Representative, Sara Murtadha, the Co-op Member, and the Co-op Member's support person, Noelle Ntunga, attended the hearing.

The parties before the LTB consented to the following order:

On consent it is ordered that:

1. The Co-op's C1 application is discontinued to and including January 31, 2026.
2. Commencing March 1, 2026 to and including February 1, 2027, the Co-op Member shall pay to the Co-op the regular monthly housing charges in full and on the first day of each month.
3. Section 94.11 of the *Residential Tenancies Act*, 2006 applies to this order. If the Co-op Member fails to make any of the payments set out in paragraph 2 of this order, the Co-op

may, without notice to the Co-op Member, apply to the Board for an order terminating the occupancy of the Co-op Member's unit and evicting the Co-op Member.

March 4, 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.