



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

File Number: LTB-C-060799-25

In the matter of: Unit 408, 90 BURROWS HALL BLVD
SCARBOROUGH ON M1B5M2

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

And

Tracey Graham 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 Tracey Graham (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*)

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

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

The parties before the LTB consented to the following order:

On consent it is ordered that:

1. The Co-op Member shall pay to the Co-op \$2,005.50, which represents the regular monthly housing charges owing up to February 28, 2026 and the \$186.00 application filing.
2. The Co-op Member shall pay to the Co-op the amount set out in paragraph 1 as follows:
 - a) \$200.00 on or before March 20, 2026
 - b) \$200.00 on or before April 20, 2026
 - c) \$200.00 on or before May 20, 2026
 - d) \$200.00 on or before June 20, 2026
 - e) \$200.00 on or before July 20, 2026

- f) \$200.00 on or before August 20, 2026
 - g) \$200.00 on or before September 20, 2026
 - h) \$200.00 on or before October 20, 2026
 - i) \$200.00 on or before November 20, 2026
 - j) \$205.50 on or before December 20, 2026
3. The Co-op Member shall also pay to the Co-op new regular monthly housing charges on the first (1st) day of each month for the period from March 1, 2026 to February 1, 2027.
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 February 28, 2026.

February 27, 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.