



**Order under Section 94.11(1)  
Residential Tenancies Act, 2006**

**File Number:** LTB-C-010048-26

**In the matter of:** 51, 35 HOWE DR  
KITCHENER ON N2E3H7

**Between:** Emanuel Housing Co-operative Inc. Co-op

**And**

Jill Bromley Co-op Members  
Donald Bromley

Emanuel Housing Co-operative Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Jill Bromley and Donald Bromley (the 'Co-op Members') and for an order to have the Co-op Members pay the regular monthly housing charges they owe because the Co-op Members failed to meet a condition specified in the order issued by the LTB on December 10, 2025 with respect to application LTB-C-071366-25.

This application was decided without a hearing being held.

**Determinations:**

1. The order provides that the Co-op can apply to the LTB under section 94.11 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Co-op Members to terminate the occupancy and evict the Co-op Members if the Co-op Members do not meet certain condition(s) in the order. This application was filed within 30 days of the breach.

The breach

2. I find that the Co-op Members did not meet the following conditions specified in the order: the Co-op Members failed to pay the regular monthly housing charges for January 2026 on or before January 1, 2026, and failed to pay \$1,000.00 toward arrears on or before January 20, 2026.

Arrears owing

3. The previous application includes a request for an order for the payment of arrears of regular monthly housing charges and the order requires the Co-op Members to make payments by specific due dates. Accordingly, in addition to

eviction, the Co-op is entitled to request an order for the payment of arrears and other housing charges owing.

4. The Co-op Members were ordered to pay \$10,656.00 for arrears of regular monthly housing charges and the application filing fee in the previous order. The amount that is still owing from that is \$9,656.00 and that amount is included in this order. This order replaces order LTB-C-071366-25.
5. Since the date of the previous order, the Co-op Members have failed to pay the full regular monthly housing charges and other housing charges that became owing for the period from January 1, 2026, to February 28, 2026.

Refundable amounts held by the Co-op

6. The Co-op Members are owed \$12.00 for refundable deposits. The total refundable deposit is set off against the amount the Co-op Members owe.

Daily compensation

7. The Co-op is entitled to daily compensation from the day after this order is issued to the date the Co-op Members move out of the unit at a daily rate of \$44.71. The amount is calculated as follows: \$1,360.00 x 12, divided by 365 days.

Section 94.12 considerations

8. I have considered all of the disclosed circumstances in accordance with subsection 94.12(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 94.12(1) of the Act.

**It is ordered that:**

1. Order LTB-C-071366-25 is cancelled.
2. The Co-op Members' occupancy is terminated. The Co-op Members must move out of the member unit on or before March 10, 2026.
3. If the unit is not vacated on or before March 10, 2026, then starting March 11, 2026, the Co-op may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Co-op on or after March 11, 2026.
5. The Co-op Members shall pay to the Co-op **\$12,211.17**. This amount includes arrears of regular monthly housing charges owing up to February 27, 2026 and

the cost of filing the previous application minus any refundable deposits the Co-op is holding. See Schedule 1 for the calculation of the amount owing.

6. The Co-op Members shall pay to the Co-op \$44.71 per day for compensation for the use of the unit starting February 28, 2026, to the date the Co-op Members move out of the unit.
7. If the Co-op Members do not pay the Co-op the full amount owing on or before March 10, 2026, the Co-op Members will start to owe interest. This will be simple interest calculated from March 11, 2026, at 4.00% annually on the balance outstanding.

**February 27, 2026**

**Date Issued**

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**Egya Sangmuah**

Vice Chair, 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.

The Co-op Members have until March 9, 2026, to file a motion with the LTB to set aside the order under s. 94.11(3) of the Act. If the Co-op Members file the motion by March 9, 2026, the order will be stayed and the LTB will schedule a hearing.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 11, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the member unit is located.

\* Refer to the attached Summary of Calculations.

**SUMMARY OF CALCULATIONS****Amount the Co-op Member must pay the Co-op:**

| <b>Reason for amount owing</b>                                                      | <b>Period</b>                        | <b>Amount</b>        |
|-------------------------------------------------------------------------------------|--------------------------------------|----------------------|
| Amount owing from previous order.<br>(Including the application filing fee)         | Up to December 31, 2025              | \$9,656.00           |
| New Regular Monthly Housing Charges                                                 | January 1, 2026 to February 27, 2026 | \$2,567.17           |
| New Other Housing Charges                                                           |                                      | \$0.00               |
| New NSF cheque charges and related administration charges                           |                                      | \$0.00               |
| Less the other refundable deposits:                                                 |                                      | -\$12.00             |
| Plus daily compensation owing for each day of occupation starting February 28, 2026 |                                      | \$44.71<br>(per day) |

**Total the Co-op Member must pay the Co-op:****\$12,211.17 + \$44.71 per day starting February 28, 2026**