



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

File Number: LTB-C-107275-25

In the matter of: 7 FLEMING CRT
KESWICK ON L4P3G9

Between: Keswick Community Homes Co-operative Co-op

And

Kenneth Thornton Co-op Member

Keswick Community Homes Co-operative (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Kenneth Thornton (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes (C1) and persistent late payment of monthly housing charges (C2).

A Case Management Hearing was held on March 2, 2026, at 2:00 o'clock p.m. by video conference.

Legal Representative Christine Stewart, Co-op Agent Colleen Harnish and the Co-op Member attended for the Co-op.

At the CMH, the parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application before the merit hearing.

The parties agreed:

1. The Co-op Member stated they paid \$1,285.00 to the Co-op on March 2, 2026, using a method which takes roughly three business days for the Co-op to verify. This payment is addressed in paragraph 3.

C1

1. The Co-op Member's occupancy continues if the Co-op Member meets the conditions set out below.
2. The Co-op Member shall pay to the Co-op \$3,029.00 which represents arrears of regular month housing charges up to March 31, 2026, (\$2,843.00) plus the cost of filing the application (\$186.00).

3. The Co-op Member shall pay to the Co-op \$1,285.00 in full and on or before March 6, 2026.
4. The Co-op Member shall pay to the Co-op \$1,744.00 in full and on or before July 15, 2026.
5. The Co-op Member shall also pay to the Co-op new regular monthly housing charges in full and on or before the 1st day of the month starting April 2026 to July 2026, or until the arrears are paid in full, whichever date is earliest.
6. If the Co-op Member fails to make any of the above noted payments in paragraphs 3, 4 or 5 of this Order, the outstanding balance of any arrears of regular monthly housing charges to be paid by the Co-op Member to the Co-op pursuant to paragraph 2 of this order shall become immediately due and owing and the Co-op may, without notice to the Co-op Member, apply to the Landlord Tenant Board within 30 days of the Co-op Member's breach pursuant to section 94 (11) of the *Residential Tenancies Act, 2006*, for an Order terminating the Co-op Member's membership and occupancy rights and evicting the Co-op Member. As part of the application, the Co-op can also request an Order for new regular monthly housing charges, NSF fees and related charges that became due and owing after March 31, 2026.

C2

7. Even if the arrears are paid in full, starting April 2026, and continuing to July 2027, inclusive, the Co-op Member shall pay to the Co-op the regular monthly housing charge in full and on or before the 1st day of each month.
8. If the Co-op Member fails to comply with paragraph 7 of this Order, the Co-op may apply under section 94 (11) of the *Residential Tenancies Act, 2006*, without notice to the Co-op Member, for an Order terminating the Co-op Member's membership and occupancy rights and evicting the Co-op Member.
9. On consent, the application is amended to correctly spell the Co-op Member's surname - Thornton.

March 4, 2026
Date Issued

Melinda Jamieson
Hearing Officer, 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.