



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

File Number: LTB-C-069289-25

In the matter of: TH13, 43 GOLDWIN AVE
YORK ON M6M5H4

Between: Chord Housing Co-operative Co-op

And

Sidon Richards Co-op Member

Chord Housing Co-operative (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Sidon Richards (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes.

A Case Management Hearing was held on December 2, 2025. The Parties were unable to resolve the application. Therefore, the matter proceeded to a merits hearing.

This application was heard by videoconference on March 3, 2026.

The Co-op's legal representative Marie Galevski, and the Co-op's agents Sharon Helleman and Mary Verni attended for the Co-op. The Co-op Member also attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Co-op Member owes \$22,524.00 in regular monthly housing charges and costs up to March 31, 2026, to be paid as follows:
 - a. The Co-op Member shall pay to the Co-op \$11,000.00 on or before March 3, 2026.
 - b. The Co-op Member shall pay to the Co-op \$5,000.00 on or before March 20, 2026.
 - c. In addition to the \$5,000.00 payment due above, commencing on March 20, 2026, and on the 20th day of each month thereafter, up to and including July 20, 2026, the Co-op Member shall pay to the Co-op \$1,087.00.

- d. The Co-op Member's final payment in the amount of \$1,089.20 is due on or before August 20, 2026.
2. For the period commencing on April 1, 2026, up to and including August 1, 2026, or until the arrears are fully paid, the Co-op Member shall pay the regular monthly housing charges to the Co-op on or before the first day of each month.
3. Section 94.11 of the RTA applies to this order. If the Co-op Member fails to make any payments pursuant to paragraph 1. a. or paragraph 2 of this order, the Co-op may, without notice to the Co-op Member, apply to the LTB for an order terminating the Co-op Members occupancy rights and evicting the Co-op Member. In the application the Co-op may request an order for new arrears and charges. The Co-op must make this application no later than 30 days after the Co-op Member fails to make a payment.

March 6, 2026
Date Issued

Kyle McGraw
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.