



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

File Number: LTB-C-076967-25

In the matter of: 14, 240 BURWELL RD
ST THOMAS ON N5P4H1

Between: Elmview Estates Housing Co-operative Inc. Co-op

And

Lisa Lapin Co-op Member

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

The Co-op also claimed other housing charges on the application.

A Case Management Hearing was held on November 20, 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 Joel Cross, and the Landlord's agent Nikath Begum attended for the Co-op. The Co-op Member also attended the hearing.

It is ordered on consent that:

1. The Co-op Member owes \$1,781.00 in regular monthly housing charges and costs up to March 31, 2026, to be paid as follows:
 - a. Commencing on April 1, 2026, and on the 1st (first) day of each month thereafter, up to and including February 1, 2027, the Co-op Member shall pay to the Co-op \$148.42;
 - b. The Co-op Member's final payment of \$148.38 is due on or before March 1, 2027.
2. For the period commencing on April 1, 2026, up to and including March 1, 2027, 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 business 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 5, 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.