



## Order under Section 94.7 Residential Tenancies Act, 2006

File Number: LTB-C-107718-25

**In the matter of:** 92, 1026 GLENDOR AVE  
BURLINGTON ON L7R 4M7

**Between:** NELSON CO-OPERATIVE HOMES INC. Co-op

**And**

GRACE KHAN Co-op Member

NELSON CO-OPERATIVE HOMES INC. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict GRACE KHAN (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes. This is a 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. This is a C2 application.

The Co-op also claimed compensation for each day the Co-op Member remained in the unit after the termination date.

This application was heard by videoconference on March 3, 2026 at 2pm.

The Co-op Member, Co-op's Legal Representative, Marie Galevski, and Agents of the Co-op, Stephanie Moore and Penelope Kandial attended the Case Management Hearing.

At the hearing, the parties consented to the following order.

**It is ordered on consent that:**

**THE APPLICATION FOR NON-PAYMENT OF MONTHLY HOUSING CHARGES (C1)**

1. The Co-op Member shall pay to the Co-op \$1 806.00, representing the arrears of the monthly housing charges up to and including March 31, 2026 and the \$186.00 application filing fee.
2. The Co-op Member shall pay the amount owing, as per paragraph 1 above, *and* the monthly housing charge as it comes due as follows:
  - a. Commencing April 1, 2026, the Co-op Member shall pay the monthly housing charge **plus** \$300.00 on or before the first (1<sup>st</sup>) day of each and every month until the amount

owing is paid in full. The final payment shall occur on or before September 1, 2026 and will be in the amount of the monthly housing charge **plus** \$306.00.

3. If the Co-op Member fails to make any one of the payments in accordance with paragraph 2 above in this Order, the outstanding balance of any arrears of monthly housing charges and costs to be paid by the Co-op Member to the Co-op pursuant to this Order shall become immediately due and owing and the Co-op may, without notice to the Co-op Member apply to the Board 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, NSF fees and related charges that became owing after March 31, 2026.

#### THE APPLICATION FOR PERSISTENT LATE PAYMENT (C2)

4. Commencing October 1, 2026 or the first day of the month following the arrears being paid in full, whichever comes first, the Co-op Member shall pay the monthly housing charge on or before the first (1<sup>st</sup>) day of each and every month for a twelve (12) month period.
5. If the Co-op Member fails to make any one of the payments in accordance with paragraph 4 of this Order, the Co-op may, without notice to the Co-op Member, apply to the Board 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.

**March 5, 2026**  
**Date Issued**

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Susan Parsons  
Hearings 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.