



**Amended Order
Order under Section 94.7
Residential Tenancies Act, 2006
And Section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-C-097847-25

In the matter of: TH22, 166 GALLOWAY RD
SCARBOROUGH ON M1E1X2

Between: Ann Marie Hill Housing Co-operative Inc. Co-op

And

Debra Viggers Co-op Member

Ann Marie Hill Housing Co-operative Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Debra Viggers (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes and because the Co-op Member has been persistently late in paying the Co-op Member's regular monthly housing charges.

A Case Management Hearing was held on February 2, 2026.

~~Property Manager, Priya Patterson, and the Art Burke Housing Co-op Inc.~~ Legal Representative, Marie Galewski, attended for Ann Marie Hill Housing Co-operative Inc. The Co-op Member's Representative, Kevin Laforest, also attended the hearing.

This amended order is issued to correct clerical errors in the original order issued on February 5, 2026.

The parties agree that:

1. As of the hearing date, the Co-op Member was still in possession of the member unit.
2. The regular monthly housing charge is \$1,590.00. It is due on the first day of each month.
3. The Co-op Member has paid \$6,533.00 to the Ann Marie Hill Housing Co-operative Inc. since the application was filed.
4. The regular monthly housing charges owing to February 28, 2026 are ~~-\$300.00~~ **-\$114.00.**

5. The Co-op incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs and the Co-op Member has paid this cost.

It is ordered on consent that:

1. **The Co-op Member's occupancy is terminated unless the Co-op Member voids this order. The tenancy between the Ann Marie Hill Housing Co-operative Inc and the Co-op Member continues if the Co-op Member meets the conditions set out below.**
2. The Co-op Member shall also pay to the Ann Marie Hill Housing Co-operative Inc. new rent on time and in full as it comes due and owing for the period March 1, 2026 for a period twelve (12) consecutive months until February 1, 2027.
3. Section 94(11) of the RTA applies to this Order. If the Co-op Member fails to make any of the payments in accordance with paragraph 4 of this order, the Ann Marie Hill Housing Co-operative Inc., without notice to the Co-op Member, apply to the LTB for an Order terminating the Co-op Member's occupancy rights and evicting the Co-op Member. The Ann Marie Hill Housing Co-operative Inc. must make this application no later than 30 days after the Co-op Member's failure to make a payment.

February 5, 2026

Date Issued

John Russett

Hearings Officer, Landlord and Tenant Board

March 5, 2026

Date Amended

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.