



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

**File Number:** LTB-C-013076-26

**In the matter of:** 306, 4399 CONCORD AVE  
BEAMSVILLE ON L3J0M7

**Between:** Vineyard Co-Operative Homes Inc. Co-op

**And**

Natasha Sabourin Co-op Member

Vineyard Co-Operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Natasha Sabourin (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.

Prior to the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order. The representative for the Co-op, Judith Callender, and the Co-op Member participated in the presentation of the consent details on March 4, 2026. I was satisfied that the parties understood the terms and consequences of their consent.

**Agreed Facts:**

1. The regular monthly housing charges are \$772.00. They are due on the 1<sup>st</sup> day of each month.

**On consent, it is ordered that:**

1. The Co-op Member shall pay the Co-op the sum of \$4,991.79. This amount represents \$4,780.79 for arrears of regular monthly housing charges owing up to March 31, 2026, \$25.00 for late fees, and \$186.00 for the application filing fee.

2. The Co-op Member shall pay to the Co-op the amount set out in paragraph 1 in accordance with the following schedule:
  - a) \$772.00 on or before March 10, 2026;
  - b) \$422.00 on or before the 20<sup>th</sup> day of each month for the nine (9) month period commencing March 20, 2026 to November 20, 2026;
  - c) \$421.79 on or before December 20, 2026.
3. The Co-op Member shall also pay the Co-op the regular monthly housing charges in full and on time, as and when they come due on the 1<sup>st</sup> day of each month, for the period commencing April 1, 2026 until December 31, 2026, or when all the arrears, fees, and costs as set out in this order are paid in full, whichever date is earliest.
4. If the Co-op Member fails to make any of the payments as set out in this order, the Co-op may apply to the Landlord and Tenant Board pursuant to section 94.11 of the *Residential Tenancies Act, 2006*, without notice to the Co-op Member, for an order to terminate the occupancy and to evict the Co-op Member. The Co-op must make this application no later than 30 days after the Co-op Member's failure to make a payment.

**March 11, 2026**

**Date Issued**

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Nancy Fahlgren

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.