



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

File Number: LTB-C-094048-25

In the matter of: 403, 205 COMMISSIONERS RD W
LONDON ON N6J1X9

Between: Four Feathers Housing Co-operative Inc. Co-op

And

Sheri Doxtator Co-op Member

Four Feathers Housing Co-operative Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Sheri Doxtator (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes and/or had been persistently late in paying the regular monthly housing charges. (N4C/N8C/C1/C2).

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

A Case Management Hearing ("CMH") was held on March 5, 2026.

Both parties attended the CMH.

The Co-operatives representative Mr. Rose and the Member attended the hearing.

The parties requested an Order on Consent. I am satisfied the parties understood the consequence of this Consent Order.

On consent it is ordered that:

1. Arrears of regular monthly housing charges and application filing fees up to and including March 31, 2026, are in the amount of \$5,416.62.
2. The Co-op member will pay the sum of \$5,416.62 representing arrears and filing fees as follows:
 - (a) Effective April 1, 2026, and on or before the 1st day of each consecutive month thereafter, the Co-op member will pay the full regular monthly housing charges on the first day of each consecutive month, together with an additional \$1,275.00 per month representing arrears. This will continue for 4 consecutive months;

- (b) On or before, August 1, 2026, the Co-op member will pay the regular monthly housing charges together with an additional \$316.62 representing arrears and filing fees.
3. Effective April 1, 2026, and for a period of 12 consecutive months, the Co-op Member will pay the full regular monthly housing charges, on or before the first day of each month.
 4. 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 paragraphs 1 ,2 and/or 3 above, 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.
 5. The Merits hearing is cancelled by this Order.

March 9, 2026

Date Issued

Suzy Franklyn

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.

