



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

File Number: LTB-C-107748-25-AM

In the matter of: 38, 1026 GLENDOR AVE
BURLINGTON ON L7R 4M7

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

And

KATELYN CORREIA Co-op Member

This amended Order is issued to correct a clerical error in the original Order issued on March 5, 2026. This Order corrects the paragraph #3 pay on time end date from March 1, 2026 to March 1, 2027.

NELSON CO-OPERATIVE HOMES INC. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict KATELYN CORREIA (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.

The Co-op Member, Legal Representative for the Co-op, Nicole Ruby, and Agents of the Co-op, Stephanie Moore and Penelope Kandial attended the hearing.

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

Agreed Facts:

- a. Commencing February 1, 2026, the monthly housing charge increased to \$1 428.00.

On consent of the parties, it is ordered that:

1. The Co-op Member shall pay to the Co-op \$5 420.00, 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, as follows:
 - a. Commencing March 25, 2026, the Co-op Member shall pay \$450.00 on or before the twenty-fifth (25th) day of each and every month for an eleven (11) month period ending January 25, 2027;
 - b. The final payment shall occur on or before February 25, 2027 and will be in the amount of \$470.00.
3. Commencing April 1, 2026, the Co-op Member shall pay the monthly housing charge on or before the first (1st) day of each and every month for a twelve (12) month period ending March 1, 2027.
4. If the Co-op Member fails to make any one of the payments in accordance with 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.

March 12, 2026

Date Issued

Susan Parsons

Hearings Officer, Landlord and Tenant Board

March 5, 2026

Date Issued

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.