



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

File Number: LTB-C-047688-25

In the matter of: 108 TAPSCOTT RD
SCARBOROUGH ON M1B3G7

Between: ART BURKE HOUSING CO-OPERATIVE Co-op

And

MICHAEL MATYI Co-op Members
MARLO MARTIN

ART BURKE HOUSING CO-OPERATIVE (the 'Co-op') applied for an order to end the occupancy of the member unit and evict MICHAEL MATYI and MARLO MARTIN (the 'Co-op Members') because:

- the Co-op Members have been persistently late in paying the Co-op Members' regular monthly housing charges.

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

This application was heard by videoconference on March 10, 2026.

Legal representative, N. Ruby, attended for the Co-op. Legal representative, K. Laforest, attended for the Co-op Members.

The parties before the Board consented to the following order. I was satisfied the parties understood the consequences of the joint submission.

On consent it is ordered that:

1. The Co-op Members' occupancy continues if the Co-op Members meet the conditions set out below.
2. The Co-op Members shall pay to the Co-op regular monthly housing charges on or before the first day of each month, commencing April 1, 2026 to March 1, 2027.

3. If the Co-op Members fail to comply with the conditions set out in paragraph 2 of this order, the Co-op may apply under section 94.11 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the occupancy and evicting the Co-op Members. The Co-op must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Co-op Members.
4. The Co-op Members shall also pay to the Co-op \$186.00 for the cost of filing the application as follows:
 - a) \$20.00 on or before the 1st day of each month, commencing April 1, 2026 to November 1, 2026.
 - b) \$26.00 on or before December 1, 2026.
5. If the Co-op Members do not pay the Co-op the full amount owing as set out in paragraph 4 of this order, on or before December 1, 2026 the Co-op Members will start to owe interest. This will be simple interest calculated from December 2, 2026 at 4.00% annually on the balance outstanding.

March 12, 2026
Date Issued

Mayra Sawicki
Member, 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.