



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

File Number: LTB-C-000798-26

In the matter of: 1002, 111 BELMONT DR
LONDON ON N6J4X9

Between: Windy Woods Co-Operative Homes of Co-op
London Inc.

And

Kendra Brunette Co-op Member

Windy Woods Co-Operative Homes of London Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Kendra Brunette (the 'Co-op Member') because:

- the Co-op Member or another occupant of the member unit committed an illegal act or carried out, or permitted someone to carry out an illegal trade, business or occupation in the member unit or the residential complex.
- the Co-op Member, another occupant of the member unit or a person the Co-op Member permitted in the residential complex seriously impaired the safety of any person and the act or omission occurred in the residential complex.

This application was heard by videoconference on March 5, 2026. The Co-op's legal representative, Preston Haynes, the Co-op's agent, Lee Sinnamon, the Co-op Member and her support person, Michelle Solomon attended the case management hearing.

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

Agreed Facts:

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 \$471.00. It is due on the 1st day of each month.
3. The Co-op Member is owed \$471.00 for refundable damage deposit. The total refundable damage deposit will be returned to the Co-op Member if there is no damage to the Member unit.

4. The Co-op agrees to waive \$186.00 being the cost of filing this application.
5. The parties agree to a final, non-voidable eviction order based on the parties' agreement to terminate the occupancy.

It is ordered on consent that:

1. The Co-op Member's occupancy is terminated. The Co-op Member must move out of the member unit on or before April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Co-op may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Co-op on or after May 1, 2026.

March 12, 2026

Date Issued

Oluwatobi Abobarin

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 1, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the member unit is located.