



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

File Number: LTB-C-108009-25

In the matter of: 90, 1026 GLENDOR AVE
BURLINGTON ON L7R4M7

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

And

ARPITA DAS Co-op Member

NELSON CO-OPERATIVE HOMES INC. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict ARPITA DAS (the 'Co-op Member') because the Co-op Member has been persistently late in paying the Co-op Member's regular monthly housing charges.

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 5, 2026. The Co-op Member, the Co-op's legal representative, Marie Galevski and the Co-op's agent, Stephanie Moore attended the case management hearing.

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

It is ordered on consent that:

1. The Co-op Member's occupancy continues if the Co-op Member meets the condition set out below.
2. The Co-op Member shall pay to the Co-op the monthly housing charges due on or before the first day of each month for a period of 18 months commencing April 1, 2026, to September 1, 2027.
3. If the Co-op Member fails 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 Member. 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 Member.

4. The Co-op Member shall pay to the Co-op \$186.00 for the cost of filing the application. This payment shall be made in accordance with the following schedule:
 - \$62.00 on or before the 25th day of each month in 3 equal payments commencing April 25, 2026, up to and including June 25, 2026.
5. If the Co-op Member fails to make a payment in accordance with paragraph 4 of this order, the balance becomes due and payable immediately and simple interest will be calculated as per the *Courts of Justice Act* on any balance outstanding.

March 13, 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.