



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

File Number: LTB-C-006154-26

In the matter of: 29, 245 BRENYON WAY
TORONTO ON M1B3V8

Between: ELLEN MCGREAL HOUSING CO-OPERATIVE INC. Co-op

And

LORI ANN LINDO Co-op Member

ELLEN MCGREAL HOUSING CO-OPERATIVE INC. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict LORI ANN LINDO (the 'Co-op Member') because:

- the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes (C1 application); and
- The Co-op Member did not pay utility balances, resulting in damages (C2 application).

A Case Management Hearing was held on March 11, 2026. The following parties participated in the Case Management Hearing: The Co-op's Representative, Bill Burd, the Co-op Agent, Bridgette Malcolm, and the Co-op Member.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is agreed by the parties that:

- A. The regular housing monthly charge is \$1,387.00. It is due on the 1st day of each month.
- B. The regular housing monthly charge arrears owing to March 31, 2026 are \$1001.98.
- C. The Co-op Member also owes the Co-op \$819.00 for unpaid water charges.

D. The Co-op incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

E. The monthly amounts owing under paragraph 2 of this order reflect the following

- \$200.00 from April 20, 2026 to September 20, 2026 (1st to 6th month): \$150.00 towards regular housing charge arrears, and \$50.00 towards unpaid water charges.
- \$200.00 on October 20, 2026 (7th month): \$101.98 towards regular housing charge arrears, and \$98.02 towards unpaid water charges.
- \$200.00 from November 20, 2026 to December 20, 2026 (8th to 9th month): \$200.00 towards unpaid water charges.
- \$206.98 (10th month): \$186.00 towards the filing fee, and \$20.98 towards unpaid water charges.

It is ordered on consent that:

1. The Co-op Member shall pay to the Co-op \$2006.98 which represents the arrears of monthly housing charges, the water charges, and the cost of filing the application for the period ending on March 31, 2026.
2. The Co-op Member shall pay to the Co-op the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$200.00	On or before the 20th day of each month for 9 months from <u>April 20, 2026 to November 20, 2026</u>
\$206.98	On or before December 20, 2026

3. The Co-op Member shall also pay to the Co-op new regular housing charges on time and in full as it comes due and owing for the period **April 1, 2025 until and including December 30, 2026.**

4. For a period of 12 months, starting **April 1, 2026 until and including March 1, 2027**, the Co-op Member shall pay the water charges in full within 4 months of receiving the water utilities invoice from the Co-op.
5. 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 rent and costs to be paid by the Co-op Member to the Co-op pursuant to paragraph 1 of this order shall become immediately due and owing and the Co-op may, without notice to the Co-op Member, apply to the LTB within 30 days of the Co-op Member's breach pursuant to section 94.11 of the Act for an order terminating the tenancy and evicting the Co-op Member and requiring that the Co-op Member pay any new monthly housing charges, NSF fees and related charges that became owing after March 31, 2026.

March 17, 2026

Date Issued

Monica Dairo

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.