



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

File Number: LTB-C-005356-26

In the matter of: 44 FREDERICK ST
TORONTO ON M5A4A8

Between: WOODSWORTH HOUSING CO-OPERATIVE INC. Co-op

And

ENA MAXAM Co-op Member

WOODSWORTH HOUSING CO-OPERATIVE INC. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict ENA MAXAM (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes and because the Co-op Member has been persistently late in paying the 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.

Mediation was held on March 11, 2026. The following parties participated in the mediation: The Co-op's representative, Carrie Aylwin, The Co-op Member's representative, Joseph Kary, 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 Co-op shall provide receipts to the Co-op Member upon the Member providing the Co-op with rent and the payments for the filing fee.

It is ordered on consent that:

1. The Co-op Member shall pay to the Co-op new regular monthly housing charges on time and in full as it comes due and owing on the **1st of the month** for a period of **12-months** starting **April 1, 2026 up to and including March 1, 2027**, except for the months of July 2026 and August 2026.

2. For the months of July 2026 and August 2026, the Co-op Member shall pay to the Co-op the regular monthly housing charge **on or before the 21st of the month.**
3. If the Co-op Member fails to make any one of the payments in accordance with paragraphs 1 to 2 of this order, 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.
4. The Co-op Member shall also pay to the Co-op \$186.00 for the cost of filing the application according to the following schedule:

AMOUNT DUE	DUE DATE
\$15.50	On or before the 1st day of each month for 12 months from <u>April 1, 2026 up to and including March 1, 2027.</u>

5. If there is a breach in payment, 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 18, 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.