



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

File Number: LTB-C-093184-25

In the matter of: 4, 61 SECOND ST
ORANGEVILLE ON L9W4W1

Between: Lavender Lane Co-operative Homes Inc. Co-op

And

Marlaina Holmes Co-op Member

Lavender Lane Co-operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Marlaina Holmes (the 'Co-op Member') because: the Co-op Member has persistently failed to pay the regular monthly housing charges on the date they become due and payable.

A Case Management Hearing was held on January 29, 2026.

Christine Stewart, represented the Co-op. Colleen Harnish, Operation Manager, attended for the Co-op. The Co-op Member also attended the hearing. Fintan Lee, The Tenant Duty Counsel represented the Co-op Member.

The parties resolved the issues in the application and requested an Order on Consent. I am satisfied the parties understood the consequence of this Consent Order.

On consent of the parties, it is ordered that:

1. the Co-op Member shall pay to the Co-op the regular monthly housing charges for the month of February on or before February 1, 2026.
2. On or before the 1st (first) day of each month, the Co-op Member shall pay to the Co-op the regular monthly housing charges starting March 1, 2026, up to and including February 1, 2027.

3. If the Co-op Member fails to make any one of the payments in accordance with paragraph 2 of this order, the Co-op may, without notice to the Co-op Member, apply to the LTB pursuant to section 94.11 of the *Residential Tenancies Act, 2006* for an order terminating the Co-op Member's occupancy rights and evicting the Co-op Member. The Co-op must make this application no later than 30 days after the Co-op Member's failure to make a payment.
4. The Co-op Member shall pay the Co-op the \$186.00 application filing fee on or before February 20, 2026.
5. If the Co-op Member does not pay the Co-op the full amount owing on or before February 20, 2026, the Co-op Member will start to owe interest. This will be simple interest calculated from February 21, 2026, at 4.00% annually on the balance outstanding.

March 17, 2026

Date Issued

Maryam Cooper

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.