



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

File Number: LTB-C-006177-26

In the matter of: 405, 980 HURON ST
LONDON ON N5Y5L5

Between: 50+ Housing Co-operative Inc Co-op

And

Franco Filice Co-op Member

50+ Housing Co-operative Inc (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Franco Filice (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes, and persistently failed to pay the regular monthly housing charges on the date they become due and payable.

A Case Management Hearing was held by videoconference on March 11, 2026.

Robert Rose, Legal Representative and Debbie Wilson attended for the Co-op. The Co-op Member also attended the hearing.

The parties agreed that:

1. The application is amended to reflect the correct name of the Co-op.
2. The total arrears of monthly housing charges owing to March 31, 2026, inclusive of the application filing fee of \$186.00 and a late fee of \$50.00 are \$3,959.00.

On consent of the parties, it is ordered that:

1. The Co-op Member's occupancy continues if the Co-op Member meets the conditions set out below.
2. The total outstanding housing charges the Co-op Member owes to the Co-op, up to and including March 31, 2026, including costs total \$3,959.00.
3. The Co-op Member shall pay to the Co-op the amount set out in paragraph 2 in accordance with the following schedule:
 - A payment of \$400.00 on or before March 19, 2026;

- Payments of \$400.00 on or before the 16th day of each month starting April 16, 2026, and continuing each month until November 16, 2026; and
 - A final payment of \$359.00 on or before December 16, 2026.
4. For a period of 12 months, starting April 1, 2026, up to and including March 1, 2027 the Co-op Member shall pay the regular monthly housing charges in full and on time.
 5. The Co-op Member shall also pay the regular monthly housing charges in full and on time while the arrears are outstanding.
 6. If the Co-op Member fails to make any of the payments required by this order, the Co-op may apply to the Landlord and Tenant Board pursuant to section 94.11 of the *Residential Tenancies Act, 2006* (the 'Act'), without notice to the Co-op Member, for an order terminating the occupancy 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.

March 19, 2026
Date Issued

Britney Sooknanan
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 September 30, 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 rental unit is located.