



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

File Number: LTB-C-007764-26

In the matter of: 93, 190 FIFE RD
GUELPH ON N1H8L4

Between: Fife Road Co-operative Homes Inc Co-op

And

Cindy Batten Co-op Member

Fife Road Co-operative Homes Inc (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Cindy Batten (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes.

The Co-op also claimed other housing charges on the application.

This application was heard by videoconference on March 12, 2026.

The Co-op Legal Representative Kimberly Holleran and Scott Pendlebury, Co-op staff attended for the Co-op. The Co-op Member, Cindy Batten, and the member's support people Merima Ceho and Jules Rodrigues also attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Co-op Member was still in possession of the member unit.
2. The regular monthly housing charge is \$1,142.00. It is due on the 1st day of each month.
3. The daily compensation is calculated as follows: \$1,142.00 x 12, divided by 365 days.
4. The Co-op Member has not made any payments since the application was filed.
5. The regular monthly housing charges owing to March 31, 2026, are \$6,612.00.
6. The Co-op Member also owes the Co-op \$300.00 for other housing charges. These charges represent late fees. The total amount of late fees owing is calculated at \$50.00 per month for the months of September, October, and November 2025, as well as January February and March 2026.

7. The Co-op incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Co-op Member is owed \$877.00 for refundable deposits. The total refundable deposit is set off against the amount the Co-op Member owes.

It is ordered on consent that:

1. The Co-op Member's occupancy is terminated unless the Co-op Member voids this order.
2. **The Co-op Member may void this order and continue the occupancy by paying to Co-op or to the LTB in trust:**
 - \$7,098.00 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$8,240.00 if the payment is made on or before April 15, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Co-op Member may also make a motion at the LTB to void this order under section 74(11) and 94.16(2)(b) of the Act, if the Co-op Member has paid the full amount owing as ordered plus any additional regular monthly housing charges that became due after April 15, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Co-op Member may only make this motion once during the occupancy agreement with the Co-op.
4. **If the Co-op Member does not pay the amount required to void this order the Co-op Member must move out of the member unit on or before April 15, 2026**
5. If the Co-op Member does not void the order, the Co-op Member owes the Co-op \$5,529.60. This amount includes arrears of regular monthly housing charges owing up to the date of the hearing and other unpaid housing charges and the cost of filing the application. Any refundable deposits are deducted from the amount owing by the Co-op Member. See Schedule 1 for the calculation of the amount owing.
6. The Co-op Member shall also pay the Co-op compensation of \$37.55 per day for the use of the unit starting March 13, 2026 until the date the Co-op Member moves out of the unit.
7. If the Co-op Member does not pay the Co-op the full amount owing on or before April 4, 2026, the Co-op Member will start to owe interest. This will be simple interest calculated from April 5, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before April 15, 2026, then starting April 16, 2026, the Co-op may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Co-op on or after April 16, 2026.

March 24, 2026

Date Issued

Sarah Harriman

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 October 16, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Co-op Member must pay to void the eviction order and continue the occupancy if the payment is made on or before March 31, 2026

Regular Monthly Housing Charges Owing To March 31, 2026	\$6,612.00
Total Other Housing Charges	\$300.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Co-op Member paid into the Co-op since the application was filed	- \$0.00
Less the amount the Co-op Member paid into the LTB since the application was filed	- \$0.00
Less the amount of the credit that the Co-op Member is entitled to	- \$0.00
Total the Co-op Member must pay to continue the occupancy	\$7,098.00

B. Amount the Co-op Member must pay to void the eviction order and continue the occupancy if the payment is made on or before April 15, 2026

Regular Monthly Housing Charge Owing To April 30, 2026	\$7,754.00
Total Other Housing Charges	\$300.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Co-op Member paid to the Co-op since the application was filed	- \$0.00
Less the amount the Co-op Member paid into the LTB since the application was filed	- \$0.00
Less the amount of the credit that the Co-op Member is entitled to	- \$0.00
Total the Co-op Member must pay to continue the occupancy	\$8,240.00

C. Amount the Co-op Member must pay if the occupancy is terminated

Regular Monthly Housing Charges Owing To Hearing Date	\$5,920.60
Total Other Housing Charges	\$300.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Co-op Member paid into the Co-op since the application was filed	- \$0.00
Less the amount the Co-op Member paid into the LTB since the application was filed	- \$0.00
Less the amount of refundable deposits	- \$877.00
Less the amount of the credit that the Co-op Member is entitled to	- \$0.00
Total amount owing to the Co-op	\$5,529.60
Plus daily compensation owing for each day of occupation starting March 13, 2026	\$37.55 (per day)