



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

File Number: LTB-C-007205-26

In the matter of: 18C1, 96 Gerrard Street east GERRARD ST E
Toronto ON M5B1G7

Between: Neill-Wycik Co-op College Inc. Co-op

And

JOSHUA NOVALES MASSO Co-op Member

Neill-Wycik Co-op College Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict JOSHUA NOVALES MASSO (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes.

Mediation was held on March 10, 2026. The following parties participated in the mediation: The Co-op's Agents, Lemonia Antoniadou and Andrea Oscar-Few, and the Co-op Member, Joshua Novales Masso.

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

It is ordered on consent that:

1. The Co-op Member shall pay to the Co-op **\$7,106.00** for outstanding housing charges up to March 31, 2026, and costs for filing the application.
2. The Co-op Member shall pay to the Co-op the amount set out in paragraph 1 in accordance with the following schedule:
 - \$1,776.50 on or before the 25th day of each month for the period March 25, 2026, up to and including June 25, 2026.
3. The Co-op Member shall also pay the Co-op the regular monthly housing charges in, full and on time, beginning April 1, 2026, up to and including June 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Co-op Member fails to make any of the payments in accordance with paragraph 2, then the outstanding balance of monthly housing charges 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 Co-op Member's occupancy and evicting the Co-op Member and requiring that the Co-op Member pay any new regular monthly housing charges and other housing charges, other than any refundable amounts, that arose after March 31, 2026.

March 25, 2026
Date Issued

Kevin Kordahi
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.