



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

**File Number:** LTB-C-011233-26

**In the matter of:** 85, 8675 BAYVIEW AVE  
RICHMOND HILL ON L4B3M5

**Between:** RICHMOND HILL CO-OPERATIVE HOMES Co-op  
INC.

**And**

NICOLETTA DEL DUCA Co-op Member

RICHMOND HILL CO-OPERATIVE HOMES INC. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict NICOLETTA DEL DUCA (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes.

- Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes.
- 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 March 19, 2026.

Marie Galevski, represented the Co-op. A. Kaur, administrative staff, attended for the Co-op. The Co-op Member also attended the hearing.

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.

**It is agreed that:**

The parties agreed on consent that the total housing charges owing to March 31, 2026, is \$17,076.00.

The Co-op member proposed to resolve this application with payment plan consent Order, and she understood the consequences of section 94.11 of the *Residential Tenancies Act, 2006*.

**C1 Application- it is ordered that:**

1. The Co-op Member shall pay to the Co-op \$17,262.00. This amount represents the housing charges owing up to March 31, 2026, and the \$186.00 application filing fee (costs).
2. The Co-op Member shall pay to the Co-op the amount set out in paragraph 1 in accordance with the following schedule:
  - \$1,000.00 on or before the 20<sup>th</sup> day of each month starting on April 20, 2026, to August 20, 2027,
  - \$262.00 on or before September 17, 2026.
3. The Co-op Member shall also pay to the Co-op the regular monthly housing in full- and on-time starting April 1, 2026, through to and including September 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Co-op Member fails to make any one of the payments in accordance with paragraph 2 or 3 of this order, the Co-op may, without notice to the Co-op Member and within 30 days of the breach, apply to the Landlord and Tenant Board pursuant to section 94.11 of the *Residential Tenancies Act, 2006* for an order terminating the occupancy and evicting the Co-op Member and requiring that the Co-op Member pays any new arrears, NSF fees and related charges that became owing after March 31, 2026.

**C2 Application- it is ordered that:**

5. On or before the 1<sup>st</sup> (first) day of each month, the Co-op Member shall pay to the Co-op the regular monthly housing charges on time and in full starting April 1, 2026, through to and including September 1, 2027.
6. If the Co-op Member fails to comply with the conditions set out in paragraph 5 of this order, the Co-op may apply under section 94.11 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the occupancy and evicting the Co-op Member. The Co-op must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Co-op Member.

**March 24, 2026**  
**Date Issued**

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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.



