



Order under Section 94.7 Residential Tenancies Act, 2006

File Number: LTB-C-012784-26
LTB-C-017135-26

In the matter of: 616, 1256 PENTLAND ST
OSHAWA ON L1G7X5

Between: Northview Meadow Co-op Homes Co-op

And

Huguette Nzasi Co-op Member

Northview Meadow Co-op Homes (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Huguette Nzasi (the 'Co-op Member') because:

- The Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes (C1 Application, LTB-C-017135-26); and,
- The Co-op Member persistently paid their regular monthly housing charges late (C2 Application, LTB-C-012784-26)

The Co-op also claimed compensation for each day the Co-op Member remained in the unit after the termination date.

A Case Management Hearing was held on March 23, 2026, regarding LTB-C-012784-26. During that Case Management Hearing, the parties requested we bring forward their C1 Application bearing file number LTB-C-017135-26, and resolve both matters by way of a global resolution.

The Co-op's legal representative Amy McCue attended for the Co-Op. The Co-Op Member also attended the case management hearing.

The parties agreed that:

1. The Co-op's C1 Application bearing file number LTB-C-017135-26 will be brought forward and resolved by way of this order.
2. The regular monthly housing charges owing to March 31, 2026, are \$5,310.00.
3. The Co-op incurred costs of \$186.00 for filing the C1 application and is entitled to reimbursement of those costs.
4. The Co-op incurred costs of \$186.00 for filing the C2 application and is entitled to reimbursement of those costs.

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 Co-Op Member shall pay the Co-Op \$5,682.00. This amount represents:
 - \$5,310.00 for arrears of regular monthly housing charges;
 - \$186.00 for the C1 filing fee; and,
 - \$186.00 for the C2 filing fee.
3. The Co-op Member shall pay the amount set out in paragraph 2 of this order in accordance with the following schedule:
 - \$305.00 on or before the 22nd day of each month for a period of 17 months, commencing April 22, 2026, up to and including August 22, 2027; and,
 - A final payment of \$497.00 on or before September 22, 2027, to satisfy the arrears.
4. For the month of April 2026, the regular monthly housing charges for the member unit shall become due and payable on April 07, 2026.
5. The Co-Op member shall also pay the new regular monthly housing charges on time and in full as they come due, for the period of April 07, 2026, up to and including March 01, 2028.
6. If the Co-op Member fails to comply with the conditions set out in paragraph 3-5 of this order, the outstanding balance of any arrears and costs to be paid by the Co-Op Member to the Co-Op pursuant to paragraph 2 of this order shall become immediately due and owing, and 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 31, 2026
Date Issued

Adam Rogers
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.