



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

File Number: LTB-C-012337-26

In the matter of: 77, 2800 Pillette Road
WINDSOR ON N8T3L3

Between: Grand Marais Cooperative Homes Inc Co-op

And

Todd Garrick Co-op Member
Anne Garrick

Grand Marais Cooperative Homes Inc (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Todd Garrick and Anne Garrick (the 'Co-op Member') because:

- The Co-op Member persistently paid their regular monthly housing charges late.

A Case Management Hearing was held on March 23, 2026. Co-op Agent Karen Belleau attended for the Co-op. The Co-op Members were also present.

When the capitalized word “Co-op” is used in this Order, it refers to all persons or companies identified as a Co-op at the top of the Order. When the capitalized word “Co-op Member” is used in this Order, it refers to all persons identified at Co-Op Member at the top of the Order.

The parties agreed that:

1. The regular monthly housing charges were paid persistently late over the previous 12-month period.

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 to the Co-op the new regular monthly housing charges on time and in full as they come due and owing for a period of 12-months, commencing April 01, 2026, up to and including March 01, 2027, and shall make those payment via e-transfer to the Co-op.

3. If the Co-op Member fails to comply with the conditions set out in paragraph 2 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 26, 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.