



Order under Section 94.7
Residential Tenancies Act, 2006

File Number: LTB-C-013746-26

In the matter of: 45-80 SECORD AVE
EAST YORK, ON M4C5S1

Between: SECORD AVENUE CO-OPERATIVE HOMES INC. Co-op

and

TRENA TOPSOM Co-op Members
ANDREW TOPSOM

- [1] The Applicant Co-op applied to the Landlord and Tenant Board (“LTB”) pursuant to subsection 94.7 of the Residential Tenancies Act, 2006, S.O. 2006, c.17 as amended (“RTA”), for an order to end the occupancy of the member unit and evict the Co-op Members because the Co-op Members did not pay the regular monthly housing charges the Co-op Members owe.
- [2] A Case Management Hearing (“CMH”) was held on March 25, 2026, at 9:00 a.m. via videoconference line VC163. The Co-op was represented by licensed paralegal Marie Galevski. Nicole Brown was also present on behalf of the Co-op. The Co-op Members were present and self-represented.
- [3] The parties agreed to the following:
- a. The current regular monthly housing charge is \$1721.00
 - b. The total arrears outstanding up to March 31, 2026, including the application fee and late/NSF charges is \$16,690.00
 - c. The parties have agreed to a payment plan to pay the arrears and if there is a breach in any of the payments then the Co-op can apply for eviction under s.94.11 of the RTA
- [4] The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent, it is ordered that:

1. The Co-op Members shall pay to the Co-op \$16,690.00 which represents arrears of housing charges owing up to March 31, 2026, including the application filing fee and late/NSF charges.
2. The Co-op Members shall make the following payments to the Co-op in respect of the monies owing under paragraph 1 of this order:
 - (a) On or before the 1st of each month commencing on April 01, 2026, the Co-op Members shall pay the Co-op the regular monthly housing charge due each month until the arrears are paid in full
 - (b) On or before the 1st of each month commencing on April 01, 2026, the Co-op Members shall pay the Co-op \$400.00 each month towards the arrears up to and including August 01, 2029
 - (c) On or before September 01, 2029, the Co-op Members shall pay the Co-op \$290.00 towards the balance of the arrears
3. Section 94.11 of the RTA applies to this agreement. If the Co-op Members fail to comply with any of the payment terms and conditions in this agreement related to the issues of this application, the Co-op may apply to the Landlord and Tenant Board, without notice to the Co-op Members, for an order to terminate the occupancy and to evict the Co-op Members. The Co-op must make this application no later than 30 days after the Co-op Members fail to comply with a term or condition in this agreement.

April 01, 2026
Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

Nick Vescio
Hearing Officer, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.