



Order under Section 94.7
Residential Tenancies Act, 2006

File Number: LTB-C-013782-26

In the matter of: 46-1026 GLENDOR AVE
BURLINGTON, ON L7R4M7

Between: NELSON CO-OPERATIVE HOMES INC. Co-op

and

JAMES DONOFRIO Co-op Members
ANNA DONOFRIO

- [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 and because the Co-op Members have persistently failed to pay the regular monthly housing charges on the date they became due and payable.
- [2] A Case Management Hearing (“CMH”) was held on March 25, 2026, at 11:00 a.m. via videoconference line VC163. The Co-op was represented by licensed paralegal Marie Galevski. Kate McFadzean and Stephanie Moore were also present on behalf of the Co-op. The Co-op Members was present and self-represented.
- [3] The parties agreed to the following:
- a. The current regular monthly housing charge is \$1428.00
 - b. The total amount owing is \$149.50 in relation to the balance owing towards the cost of the application filing fee
- [4] The parties agreed to resolve all the issues in the applications 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 the Co-op the regular monthly housing charge in full on or before the 1st of each month starting April 01, 2026 through to and including June 01, 2027.
2. The Co-op Members have agreed to pay the Co-op \$149.50 in relation to the balance owing towards the cost of the application filing fee by no later than March 25, 2026.
3. If the Co-op Member fails to make payment in paragraph two above, the balance owing becomes due and payable immediately and the Co-op Members will start to owe interest. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006.
4. 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 these applications, 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 fails to comply with a term or condition in this agreement.

March 30, 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.