



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: Erin Court Co-operative Homes Inc. v Edwards, 2026 ONLTB 26523

Date: 2026-03-27

File Number: LTB-C-077293-25-RV

In the matter of: 706, 1900 NORTH SHERIDAN WAY
MISSISSAUGA ON L5K2R3

Between: Erin Court Co-operative Homes Inc.

Co-op

And

Val Edwards

Co-op
Member

Review Order

Erin Court Co-operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Val Edwards (the 'Co-op Member') and for an order to have the Co-op Member pay the regular monthly housing charges they owe because the Co-op Member failed to meet a condition specified in the order issued by the LTB on May 13, 2025 with respect to application LTB-C-097625-24.

This application was resolved by order LTB-C-077293-25 issued on February 24, 2026.

On March 26, 2026, the Co-op Member requested a review of the order.

A preliminary review of the review request was completed without a hearing. In determining this request, I listened to the audio recording for this hearing.

Determinations:

1. The Co-op Member submits that the adjudicator failed to meaningfully analyze the Co-op Member's evidence about her proposed payment plan, that the Co-op Member intends to split her monthly payments to better manage her obligations, and that her financial circumstances are temporary.
2. At the hearing the Co-op Member proposed to continue the original payment plan of housing charges plus \$200.00. The Co-op Member also proposed splitting her payments to the Co-op. However, splitting payments will not address the Co-op Member's total monthly income or expenses. The Co-op Member testified that she is seeking additional employment. The evidence about possible additional employment was speculative as the

Co-op Member had not secured any additional employment by the hearing date and gave no evidence about any specific potential employer.

3. After considering the Co-op Member's income and expenses, based on the evidence given by the Co-op Member at the hearing, the adjudicator reasonably determined that the Co-op Member can barely afford the monthly housing charges and is unlikely to be able to afford arrears payments. It was therefore reasonable for the adjudicator not to order a payment plan.
4. The Co-op Member submits that the adjudicator failed to set out the basis for the calculation that the Co-op Member has a small monthly surplus. This calculation was done in the hearing during the Co-op representative's cross-examination of the Co-op Member. It was not necessary to detail this in the order.
5. The Co-op Member that the adjudicator did not consider the Co-op Member's request for a 90 day delay in eviction and that eviction will cause hardship for the Co-op Member and her family. The order mentions the Co-op Member's request for a 90 day delay at paragraph 8 and the Co-op Member's circumstances at paragraph 15 so I am not satisfied that they were not considered.
6. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings.

It is ordered that:

1. The request to review order LTB-C-077293-25 issued on February 24, 2026 is denied. The order is confirmed and remains unchanged.

March 27, 2026
Date Issued

Renée Lang
Vice Chair, 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.