



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

File Number: LTB-C-068471-25

In the matter of: 403, 76 LOMBARD ST
TORONTO ON M5C3A5

Between: Muriel Collins Housing Co-operative Co-op

And

Jason Pyke Co-op Member

Muriel Collins Housing Co-operative (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Jason Pyke (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes.

A Case Management Hearing was held on November 19, 2025. The Parties were unable to resolve the application. Therefore, the matter proceeded to a merits hearing.

This application was heard by videoconference on February 10, 2026.

Only the Co-op's representative Marie Galevski and the Co-op's agent Dawn McBride attended for the Co-op.

As of 9:50 a.m., the Co-op Member was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Co-op's evidence.

Determinations:

1. The Co-op served the Co-op Member with a valid Notice to End Occupancy for Non-payment of Regular Monthly Housing Charges (N4C Notice). The Co-op Member did not void the notice by paying the amount of regular housing charges owing by the termination date in the N4C Notice or before the date the application was filed.
2. The Co-op Member filed a response to the application as required by Rule 12.4 of the LTB's Rules of Procedure. The Co-op Member writes that they will be requesting access to retirement funds to pay the balance of any arrears owed.
3. As of the hearing date, the Co-op Member was still in possession of the member unit.
4. The regular monthly housing charge is \$1,418.00. It is due on the 1st day of each month.

5. The daily compensation is calculated as follows: \$1,418.00 x 12, divided by 365 days.
6. The Co-op Member has not made any payments since the application was filed.
7. The regular monthly housing charges owing to February 28, 2026, are \$28,147.99.
8. The Co-op incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. There are no refundable deposits held by the Co-op.
10. The Co-op's representative requested a standard order for eviction within 11 days. The Co-op member did not attend the hearing, and I am without submissions or evidence in relation to the length of any delay that might be reasonable. Accordingly, a standard order for eviction is appropriate.
11. I have considered all of the disclosed circumstances in accordance with subsection 94.12(2) of the Residential Tenancies Act, 2006 (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 94.12(1) of the Act.

It is ordered that:

1. The Co-op Member's occupancy is terminated unless the Co-op Member voids this order.
2. **The Co-op Member may void this order and continue the occupancy by paying to Co-op or to the LTB in trust:**
 - \$31,169.99 if the payment is made on or before April 18, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Co-op Member may also make a motion at the LTB to void this order under section 74(11) and 94.16(2)(b) of the Act, if the Co-op Member has paid the full amount owing as ordered plus any additional regular monthly housing charges that became due after April 18, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Co-op Member may only make this motion once during the occupancy agreement with the Co-op.
4. **If the Co-op Member does not pay the amount required to void this order the Co-op Member must move out of the member unit on or before April 18, 2026**
5. If the Co-op Member does not void the order, the Co-op Member owes the Co-op \$27,382.19. This amount includes arrears of regular monthly housing charges owing up to the date of the hearing and the cost of filing the application. Any refundable deposits are deducted from the amount owing by the Co-op Member. See Schedule 1 for the calculation of the amount owing.
6. The Co-op Member shall also pay the Co-op compensation of \$46.62 per day for the use of the unit starting February 11, 2026, until the date the Co-op Member moves out of the unit.

7. If the Co-op Member does not pay the Co-op the full amount owing on or before April 18, 2026, the Co-op Member will start to owe interest. This will be simple interest calculated from April 19, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before April 18, 2026, then starting April 19, 2026, the Co-op may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Co-op on or after April 19, 2026.

April 7, 2026
Date Issued

Kyle McGraw
Member, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 18, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Co-op Member must pay to void the eviction order and continue the occupancy if the payment is made on or before April 18, 2026

Regular Monthly Housing Charges Owing To April 30, 2026	\$30,983.99
Total Other Housing Charges	\$0.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Co-op Member paid into the Co-op since the application was filed	- \$0.00
Less the amount the Co-op Member paid into the LTB since the application was filed	- \$0.00
Less the amount of the credit that the Co-op Member is entitled to	- \$0.00
Total the Co-op Member must pay to continue the occupancy	\$31,169.99

B. Amount the Co-op Member must pay if the occupancy is terminated

Regular Monthly Housing Charges Owing To Hearing Date	\$27,196.19
Total Other Housing Charges	\$0.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Co-op Member paid into the Co-op since the application was filed	- \$0.00
Less the amount the Co-op Member paid into the LTB since the application was filed	- \$0.00
Less the amount of refundable deposits	- \$0.00
Less the amount of the credit that the Co-op Member is entitled to	- \$0.00
Total amount owing to the Co-op	\$27,382.19
Plus daily compensation owing for each day of occupation starting February 11, 2026	\$46.62 (per day)