



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

File Number: LTB-C-095894-25

In the matter of: 103, 1 SUMMERHILL RD
ETOBICOKE ON M8V1R9

Between: Mimico Co-operative Homes Inc. Co-op

And

Ameria Neptune Co-op Member

Mimico Co-operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Ameria Neptune (the 'Co-op Member') because the Co-op Member:

- did not pay the regular monthly housing charges that the Co-op Member owes (C1 Application).
- persistently failed to pay the regular monthly housing charges on the date they become due and payable (C2 Application).

A Case Management Hearing was held on January 26, 2026. The Parties were unable to resolve the application. Therefore, the matter proceeded to a merits hearing.

This application was heard by videoconference on April 7, 2026. The Co-op's Agent, P. Kandial, and the Co-op's Legal Representative, C. Corsetti, attended for the Co-op. The Co-op Member also attended the hearing.

Preliminary Issue:

The parties mutually agreed to resolve all matters in the application except for the issue of who bears responsibility for the cost of filing the application. Based on the evidence, I am satisfied that the Co-op is entitled to the cost because they filed the application following the Co-op Member's failure to comply with a performance agreement from June 2025.

At the hearing, the parties agreed:

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. As of the hearing date, the Co-op Member was still in possession of the member unit.
3. The regular monthly housing charges owing to April 30, 2026, are \$635.00.
4. The Co-op Member will make prompt payments of the monthly charges for the period from May 1, 2026, to April 1, 2027.
5. The Co-op incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Co-op Member is owed \$1,194.00 for refundable deposits. This amount is applied only when the occupancy is terminated.

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. On or before April 10, 2026, the Co-op Member shall pay the Co-op \$821.00. This amount represents \$635.00 in arrears of regular monthly housing charges and \$186.00 for the cost of filing the application.
3. The Co-op Member shall pay the Co-op the housing charges for the months of May 2026 to April 2027, in full, and on the first day of each corresponding month.
4. If the Co-op Member fails to comply with the conditions set out in paragraph 2 and 3 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.

April 9, 2026
Date Issued

Jitewa Edu
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.