



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

**File Number:** LTB-C-106769-25

**In the matter of:** 103, 245 BRENYON WAY  
TORONTO ON M1B3V8

**Between:** ELLEN MCGREAL HOUSING CO-OPERATIVE INC. Co-op

**And**

COURTNEY POWDHAR Co-op Member

ELLEN MCGREAL HOUSING CO-OPERATIVE INC. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict COURTNEY POWDHAR (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).
- substantially interfered with the reasonable enjoyment of the residential complex for all usual purposes by the Co-op and with their lawful right, privilege, or interest (C2 Application).

This application was heard by videoconference on April 7, 2026. E. McGreal, the Co-op's Agent, and B. Burd, the Co-op's Legal Representative, attended for the Co-op. The Co-op Member also attended the hearing.

The Co-op Member was informed that the Co-op's N4C contains an error, but she opted to proceed with the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

**At the hearing, the parties agreed:**

1. The Co-op served the Co-op Member with a 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 charge is \$1,287.00. It is due on the first day of each month.

4. The regular monthly housing charges are paid in part by Ontario Works.
5. The regular monthly housing charges owing to April 30, 2026, are \$558.70.
6. The Co-op incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Co-op served the Co-op Member with a Notice by the Co-op to End your Occupancy for Interfering with Others, Damage or Overcrowding (N5C) because the Co-op Member failed to pay the water charges. The water charges owed to November 30, 2025, are \$2,466.81.
8. The Co-op Member will pay to the Co-op a total of \$3,211.51 subject to the conditions set out below.

**On consent of the parties, it is ordered that:**

1. The Co-op Member shall pay to the Co-op \$3,211.51, which represents costs, and the arrears of regular monthly housing and water charges.
2. The Co-op's application for eviction of the Co-op Member is denied on the condition that:
  - (a) The Co-op Member shall make the following payments to the Co-op in respect of the monies owing under paragraph 1 of this order:

| <b>Date Payment Due</b>                                               | <b>Amount of Payment</b>                                                                    |
|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| For the period commencing<br>May 2026 and continuing to<br>March 2027 | \$267.62<br>on the 20 <sup>th</sup> day of each<br>consecutive month<br>(costs and arrears) |
| On or before April 20, 2027                                           | \$267.69<br>(balance of arrears)                                                            |

- (b) The Co-op Member shall also pay the Co-op the regular monthly housing charges for the months of May 2026 up to and including April 2027 in full, on or before the first day of each corresponding month.
3. Section 94.11 of the RTA applies to this Order. If the Co-op Member fails to make any of the payments in this Order, the Co-op may apply at no cost, and without further notice to the Co-op Member, for an order to terminate the occupancy and evict the Co-op Member and for the payment of any new arrears of regular housing charges not already ordered by the LTB. The Co-op must make this application no later than 30 days after the Co-op Member's failure to make a payment breaching any condition set out this Order.

**April 10, 2026**  
**Date Issued**

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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.