



**Order under Section 94.11(1)
Residential Tenancies Act, 2006**

File Number: LTB-C-022640-26-SA

In the matter of: 306, 4399 CONCORD AVE
BEAMSVILLE ON L3J0M7

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

And

Natasha Sabourin Co-op Member

Vineyard Co-operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Natasha Sabourin (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 March 11, 2026 with respect to application LTB-C-013076-26.

The Co-op's application was resolved by order LTB-C-022640-26, issued on March 16, 2026. This order was issued without a hearing being held. The Co-op Member filed a motion to set aside order LTB-C-022640-26.

This motion was heard by videoconference on April 7, 2026. The Co-op's Legal Representative, J. Callender, and the Co-op Member attended the hearing.

Determinations:

1. The Co-op Member failed to meet a condition specified in the order issued by the LTB on March 11, 2026, with respect to application LTB-C-013076-26. The Co-op Member did not pay arrears of \$772.00 on March 10, 2026.
2. On March 13, 2026, Ontario Works on behalf of the Co-op Member paid \$500.00 to the Co-op.
3. The Co-op Member stated that a further payment of \$500.00 was made by Ontario Works on April 1, 2026. The Co-op is yet to confirm the payment.
4. The regular monthly housing charges are \$772.00.
5. The Co-op Member receives monthly income of approximately \$735.00 from Ontario Works.
6. The Co-op Member, who was last employed years ago due to a disability, lost her housing subsidy a year ago, and intends to apply for disability benefits. The Co-op Member has resided in the unit for about 4 years and was previously homeless.

7. The Co-op opposed the motion because the continued occupancy of the member unit was not sustainable.
8. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-C-022640-26. The Co-op Member breached order LTB-C-013076-26 by failing to pay arrears of \$772.00 on March 10, 2026. The Co-op Member further breached the order when she failed to pay \$422.00 on March 20, 2026. Based on her testimony, the regular monthly housing charges were not paid in full on April 1, 2026. In this circumstance, where the regular monthly housing charges of \$772.00 exceeds the Co-op Member's income, granting the motion to set aside order LTB-C-022640-26 is not reasonable.
9. The Co-op proposed that the stay of order LTB-C-022640-26 is lifted on April 30, 2026. The Co-op Member did not oppose the Co-op's suggestion.

It is ordered that:

1. The motion to set aside Order LTB-C-022640-26, issued on March 16, 2026, is denied. The order is confirmed and remains unchanged.
2. The stay of order LTB-C-022640-26 is lifted on April 30, 2026.

April 10, 2026

Date Issued

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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.