



**Order under Section 94.11
Residential Tenancies Act, 2006**

File Number: LTB-C-023525-26-SA

In the matter of: 312, 15 Thorncliffe Park Dr
East York ON M4H1H6

Between: 15 Thorncliffe Park Co-op Homes Inc. Co-op

And

Patty Tzoidis Co-op Member
Carlos Machuca

15 Thorncliffe Park Co-op Homes Inc. (the 'Co-op') applied for an order to terminate the occupancy and evict Patty Tzoidis and Carlos Machuca (the 'Co-op Member') because the Co-op Member did not meet a condition specified in the order with respect to application LTB-C-073814-25, issued on October 21, 2025.

The Co-op's application was resolved by order LTB-C-023525-26, issued on March 18, 2026. This order was issued without a hearing being held.

On March 23, 2026, the Co-op Member filed a motion to set aside order LTB-C-023525-26.

This motion was heard by videoconference on April 14, 2026.

The Co-op's Representative Nicole Ruby, the Co-op's Agents Penelope Kandial, Torissa George, and Kameene Hoolasie, and the Co-op Member Patty Tzoidis attended the hearing.

Determinations:

1. It was undisputed that the Co-op Member failed to meet a condition specified in the order with respect to application LTB-C-073814-25. The Co-op Member failed to pay the regular monthly housing charges ('RMHC') and arrears due on March 1, 2026.
2. The Co-op Member Patty Tzoidis ('PT') explained that the March 1, 2026, payment was missed, as these were her ex-spouse's arrears, who was removed from the occupancy agreement on January 30, 2026. The Co-op Member also explained that she obtained funding from the Toronto Rent Bank and was willing to repay the full amount owing. However, she was confused as to what amount remained outstanding due to miscommunications by the Co-op.
3. I am not satisfied that PT's explanation justifies the missed payment, as both Co-op Members are jointly and severally liable for the full amount of arrears. However, given

that PT already received external funding and was willing to repay the full amount owing, I found no prejudice to the Co-op in granting the motion.

4. After a thorough review of the evidence provided by the parties, I find that the total amount of RMHC arrears to April 30, 2026, and the filing fee from the previous application, are \$4,451.69. See Schedule 1 for the RMHC ledger.
5. After determining the amount owing, the parties consented to extend the payment deadline of the arrears to May 31, 2026. If the Co-op Member does not pay the full amount owing by that date, the Co-op Member's occupancy will be terminated. If the Co-op Member voids the order by paying the arrears, then the Co-op Member will also be required to pay the ongoing RMHC in full and on time from May 1, 2026, to September 1, 2026. Although the RMHC for the month of May are not included in the amount required to void the first portion of the order, they must still be paid on or before May 1, 2026, failing which the Co-op may apply to the Board to evict the Co-op Member under section 94.11 of the *Residential Tenancies Act* (2006) (the 'Act').

It is ordered on consent that:

1. The motion to set aside order LTB-C-023525-26, issued on March 18, 2026, is granted.
2. Order LTB-C-023525-26, issued on March 18, 2026, is set aside and cannot be enforced.
3. Order LTB-C-073814-25, issued on October 21, 2025, is amended as follows.

C1 Application – Non-Payment of RMHC

4. The Co-op Member's occupancy is terminated unless the Co-op Member voids this order.
5. **The Co-op Member may void this order and continue the occupancy by paying to the Co-op:**
 - \$4,451.69 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.
6. The Co-op Member may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Co-op Member has paid the full amount owing as ordered plus any additional RMHC that became due after April 30, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Co-op Member may only make this motion once during the occupancy.
7. **If the Co-op Member does not pay the amount required to void this order the Co-op Member must move out of the rental unit on or before May 31, 2026.**
8. If the Co-op Member does not void the order, the Co-op Member owes the Co-op \$2,567.83. This amount includes RMHC arrears owing up to the date of the hearing

and the cost of filing the application. The refundable deposit is deducted from the amount owing by the Co-op Member. See Schedule 1 for the calculation of the amount owing.

9. The Co-op Member shall also pay the Co-op compensation of \$38.37 per day for the use of the unit starting April 15, 2026, and until the date the Co-op Member moves out of the unit.
10. If the Co-op Member does not pay the Co-op the full amount owing on or before May 31, 2026, the Co-op Member will start to owe interest. This will be simple interest calculated from June 1, 2026, at 4.00% annually on the balance outstanding.
11. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Co-op may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
12. 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 June 1, 2026.

C2 Application – Persistent Late Payment of Rent

13. If the Co-op Member voids the C1 portion of the order in accordance with paragraph 5 above, the occupancy shall continue on the following terms.
14. The Co-op Member shall pay the Co-op the RMHC due on or before the first day of each month for the period May 1, 2026, to September 1, 2026.
15. If the Co-op Member fails to make any of the payments in paragraph 14 above, the Co-op may apply under section 94.11 of the Act, within 30 days of the breach and without notice to the Co-op Member, for an order terminating the occupancy and evicting the Co-op Member.

April 16, 2026
Date Issued

Kate Sinipostolova
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 December 1, 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. Ledger showing RMHC charges and payments as provided during the hearing on April 14, 2026. \$4,451.69 is the amount of arrears to April 30, 2026, the amount required to void the order by May 31, 2026

Date	Description	Charge	Payment	Balance
2025-10-21	Arrears to October 31, 2025 and filing fee from Order LTB-C-073814-25			\$7,691.99
2025-10-31	Payment		\$1,000.00	\$6,691.99
2025-11-01	RMHC	\$1,307.00		\$7,998.99
2025-11-01	Payment		\$2,000.00	\$5,998.99
2025-11-01	Payment		\$1,307.00	\$4,691.99
2026-11-13	Payment		\$698.50	\$3,993.49
2025-12-01	RMHC	\$1,307.00		\$5,300.49
2025-12-01	Payment		\$698.50	\$4,601.99
2025-12-01	Payment		\$379.10	\$4,222.89
2026-01-01	RMHC	\$1,307.00		\$5,529.89
2026-01-01	Payment		\$1,307.00	\$4,222.89
2026-01-01	Payment		\$469.10	\$3,753.79
2026-02-01	RMHC	\$1,167.00		\$4,920.79
2026-02-02	Payment		\$1,167.00	\$3,753.79
2026-02-02	Payment		\$469.10	\$3,284.69
2026-03-01	RMHC	\$1,167.00		\$4,451.69
2026-04-01	RMHC	\$1,167.00		\$5,618.69
2026-04-01	Payment		\$1,167.00	\$4,451.69

B. Amount the Co-op Member must pay if the Co-op Member fails to void the order and the occupancy is terminated

Arrears owing to April 14, 2026	\$3,821.83
Less the amount of the refundable deposit	- \$1,254.00
Total amount owing to the Co-op to April 14, 2026	\$2,567.83
Plus daily compensation owing for each day of occupation starting April 15, 2026	\$38.37 (per day)