



**Order under Section 94.16
Residential Tenancies Act, 2006**

File Number: LTB-C-077619-25

In the matter of: 33, 1771 MALEY DRIVE
SUDBURY ON P3A4R7

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

And

Anne Bodson
Pete Bodson Co-op Members

Oasis Co-operative Homes Inc. (the 'Co-op') filed a C1 application for an order to end the occupancy of the members' unit and evict Anne Bodson and Pete Bodson (the 'Co-op Members') because the Co-op Members did not pay the regular monthly housing charges that the Co-op Members owe.

This application was resolved by order LTB-C-077619-25 issued on January 2, 2026.

On January 29, 2026, the Co-op Members filed a Motion to Void, and the Board issued LTB-C-077619-25-VO.

On February 3, 2026, the Co-op filed a Motion to Set Aside LTB-C-077619-25-VO.

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

Only the Co-op's legal representative Nicole Ruby, and the Co-op's agent Brent Huot attended the hearing.

As of 2:18 p.m., the Co-op Members were 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. The hearing proceeded with only the Co-op's evidence.

Determinations:

1. The Co-op submitted a copy of a ledger showing that the Co-op Members paid the amount required to be paid pursuant to the order by January 31, 2026, however, the Co-op Members failed to pay the rent due on January 1, 2026.
2. Sections 74(2) to 74(19) of the Act applies to non-profit housing Co-operatives pursuant to section 94.16.

3. Section 74(4) sets out the amounts required to be paid to void an order before the order becomes enforceable. Section 74(4)(b) requires new regular monthly housing charges be paid by the Co-op Member to void the order:

(b) the amount of additional rent [regular monthly housing charges] that would have been due under the tenancy [occupancy] agreement as at the date of payment by the tenant [Co-op Member] had notice of termination not been given;

4. Based on the uncontested evidence before me, I am satisfied that the Co-op Member did not void order LTB-C-077619-25.

It is ordered that:

1. The Co-op's motion to set aside LTB-C-077619-25-VO is granted.
2. Order LTB-C-077619-25-VO is set aside.
3. Order LTB-C-077619-25 issued on January 2, 2026, is not void and remains unchanged.

April 17, 2026
Date Issued

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

Kyle McGraw

Member, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.