



Order under Section 94.7 Residential Tenancies Act, 2006

File Number: LTB-C-014443-26

In the matter of: 47, 24 SPIRITWOOD CRT
LONDON ON N5Z4Z9

Between: Tanglewood Orchard Co-operative Homes Inc Co-op

And

Claire Lomas Co-op Member

Tanglewood Orchard Co-operative Homes Inc (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Claire Lomas (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes.

The Co-op also claimed other housing charges on the application.

A Case Management Hearing was held on April 22, 2026. Lawyer, Robert Rose, and Property Manager, Amy Walsh, attended on behalf of the Co-op. The Co-op Member attended, after speaking with Duty Counsel. Paula McLeod, attend to support the Co-op Member. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

General Information:

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 \$865.00. It is due on the 1st day of each month.
4. The daily compensation is \$28.44 calculated as follows: \$865.00 x 12, divided by 365 days.
5. The regular monthly housing charges owing to April 30, 2026 are \$1,575.00.
6. The Co-op Member also owes the Co-op \$75.00 for other housing charges (late fees).

7. The Co-op incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Co-op Member paid a deposit to the Co-op in the amount of \$758.00. The total refundable deposit is set off against the amount the Co-op Member owes, if the occupancy ends.
9. The parties agree the Co-op Member owes the Landlord \$1,836.00 (\$1,575.00 MHC arrears to April 30, 2026 + \$75.00 Late fees + \$186.00 application cost).

On consent, it is ordered that:

Form N4C/C1

1. The Co-op Member shall pay the Co-op \$1,836.000 which represents the arrears of the monthly housing charges for the period ending April 30, 2026 (\$1,575.00), late fees (\$75.00) and the Co-op's application cost (\$186.00).
2. The Co-op Member shall pay the Co-op \$1,836.00, as follows:
 - . \$25.00 minimum due on or before 1st of each month from and May 1, 2026 to September 30, 2028 (29 months) PLUS
 - . \$500.00 minimum due on or before October 1, 2026 and October 1, 2027 PLUS
 - . \$111.00 minimum due on or before October 1, 2028

The Co-op Member shall also pay the regular monthly housing charges for the corresponding months of May 1, 2026 to October 31, 2028 inclusive on or before the first of each month.

If the Co-op Member fails to comply with any of the payment in accordance with this paragraph, by the required dates, then:

- (a) The Co-op may apply under section 94.11 of the *RTA*, at no cost and without further notice to the Co-op Members, for an order to terminate the occupancy and evict the Co-op Member and for the payment of any new arrears of monthly 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.
3. The balance full amount owing under this order shall become payable on the day following the date of default.

April 29, 2026
Date Issued

Shawn Hayman
Hearings Officer, 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.