



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

File Number: LTB-C-018143-26

In the matter of: 803, 170 GALLOWAY RD
SCARBOROUGH ON M1E5A5

Between: Ann Marie Hill Co-operative Inc. Co-op

And

Ryan Webb Co-op Member

Ann Marie Hill Co-operative Inc. (the 'Co-op') applied to the Landlord and Tenant Board (LTB) for an order to end the occupancy of the member unit and evict Ryan Webb (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes.

A Case Management Hearing was held on April 20, 2026, the Landlord's representative Nicole Ruby, and the Co-op Member's Agent Naomi Greene were present.

The parties agree to resolve all issues in relation to this application.

Agreed Facts:

1. The Co-op served the Co-op Member with a valid 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. The Co-op Member filed a response to the application as required by Rule 12.4 of the LTB's Rules of Procedure.
3. As of the hearing date, the Co-op Member was still in possession of the member unit.
4. The regular monthly housing charge is \$1,142.00. It is due on the 1st day of each month.
5. The daily compensation is calculated as follows: \$1,142.00 x 12, divided by 365 days.
6. The regular monthly housing charges owing to April 30, 2026 are \$2,278.00.
7. The Co-op incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Co-op member shall pay to the Co-op \$2,464.00 for arrears of monthly housing charges to April 30, 2026, and the cost of filing the application.
2. The Co-op Member shall pay to the Co-op the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$820.00 on or before May 31, 2026.
 - b) \$820.00 on or before June 30, 2026.
 - c) \$824.00 on or before July 31, 2026.
3. The Co-op Member shall also pay to the Co-op new monthly housing charge on time and in full as it comes due and owing for the period from May 1, 2026, to July 1, 2026, or until the arrears are paid in full whichever is earliest.
4. If the Co-op Member fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of monthly housing charge and costs to be paid by the Co-op member to the Co-op pursuant to paragraph 1 of this order shall become immediately due and owing and the Co-op may, without notice to the Co-op Members, apply to the LTB within 30 days of the Co-op Member's breach pursuant to section 94.11 of the Act for an order terminating the occupancy, evicting the Co-op Member and requiring that the Co-op Member pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 28, 2026
Date Issued

Dillanique Knight
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.