



AMENDED
Order under Section 94.7
Residential Tenancies Act, 2006

File Number: LTB-C-017279-26

In the matter of: 115, 220 INGERSOLL ST N
INGERSOLL ON N5C4B3

Between: Adam Oliver Housing Co-operative Inc Co-op

And

Shannon Price Co-op Member

Adam Oliver Housing Co-operative Inc (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Shannon Price (the 'Co-op Member') because:

. the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes (N4C/C1).

. the Co-op Member was persistently late in paying the regular monthly housing charges when they become due (N8C/C2).

The Co-op also claimed compensation for each day the Co-op Member remained in the unit after the termination date.

A Case Management Hearing (CMH) was held on April 22, 2026. Lawyer, Robert Rose, and Property Manager, Wendy Bradley, attended on behalf of the Co-op. The Co-op Member did not attend the CMH nor did she send a representative nor did she file a response. The Property Manager recently saw the Co-op Member at the complex. The Co-op Member told another office staff member she was aware of the CMH but did not plan to attend the CMH. The documents were properly served to the Co-op Member, including the Co-op's Disclosure. The Property Manager, during the CMH, went to the Co-op Member's unit to remind her of the CMH, however, she was not home. As explained in the Notice for the CMH, we can proceed and issue an order, in the absence of the Co-op Member, providing we are satisfied the Co-op Member was aware of the proceedings. We waited 30 minutes for the Co-op Member before proceeding with the CMH. I was satisfied the Co-op Member had a reasonable opportunity to participate in the CMH.

General Information:

N4C/C1:

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 \$815.00. It is due on the 1st day of each month.
4. The daily compensation is \$26.80 calculated as follows: $\$815.00 \times 12$, divided by 365 days.
5. The regular monthly housing charges owing to April 30, 2026 are \$15,799.57.
6. The regular monthly housing charges for May 2026 will be \$815.00.
7. The Co-op incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. Therefore, for the period ending May 31, 2026, the Co-op Member owes the Co-op \$16,800.57 which is comprised of regular monthly housing arrears to April 30, 2026 of \$15,799.57 plus the regular monthly housing charge for May 2026 of \$815.00 plus the application filing costs of \$186.00.
9. The Co-op Member paid a deposit to the Co-op in the amount of \$127.00. The total refundable deposit is set off against the amount the Co-op Member owes, if the occupancy ends.
10. The Co-op requested an order allowing the Co-op Member the opportunity to pay the total amount owing of \$16,800.57 ($\$15,799.57 + \815.00 for May 2026 + \$186.00) on or before May 14, 2026. If not, the occupancy will terminate on May 14, 2026 with enforcement provisions commencing May 15, 2026.

N8C/C2:

11. The Co-op Member has been persistently late in paying the regular monthly housing charges, due on the first of each month.
12. The Co-op requested an order requiring the Co-op Member to pay the regular monthly housing charges on or before the 1st of each month for the period: June 1, 2026 to May 31, 2027, pursuant to section 94.11 of the RTA, if the account is at a zero balance on or before May 14, 2026.

IT IS ORDERED THAT:

N4C/C1:

1. The Co-op Member's occupancy is terminated, effective May 14, 2026, unless the Co-op Member voids this order.
2. **The Co-op Member may void this order and continue the occupancy by paying to Co-op or to the LTB in trust:**
 - \$16,800.57 if the payment is made on or before May 14, 2026 comprised of monthly housing charges owing \$16,614.57 for the period ending May 31, 2026 plus the application filing cost (\$186.00).
3. The Co-op Member may also make a motion at the LTB to void this order under section 74(11) and 94.16(2)(b) of the Act, if the Co-op Member has paid the full amount owing as ordered plus any additional regular monthly housing charges that became due after May 14, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Co-op Member may only make this motion once during the occupancy agreement with the Co-op.
4. **If the Co-op Member does not pay the amount required to void this order the Co-op Member must move out of the member unit on or before May 14, 2026.**
5. If the Co-op Member does not void the order, the Co-op Member shall pay the Co-op the monthly housing arrears to the move out date plus the application cost less the deposit (\$127.00) on or before May 14, 2026.
6. The Co-op Member shall also pay the Co-op compensation of \$26.80 per day for the use of the unit starting May 15, 2026 if the Co-op Member does not move out of the unit by May 14, 2026.
7. If the Co-op Member does not pay the Co-op the full amount owing on or before May 14, 2026, the Co-op Member will start to owe interest. This will be simple interest calculated from May 15, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 14, 2026, then starting May 15, 2026, the Co-op may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 May 15, 2026.

N8C/C2:

10. If the Co-op Member pays the Co-op the total amount owing for the period ending May 31, 2026, the Co-op Member may continue the occupancy by paying the regular monthly housing charges, on or before the first of each month for the period: June 1, 2026 to May 31, 2027, pursuant to section 94.11 of the RTA.

11. The Co-op may apply under section 94.11 of the *RTA*, at no cost and without further notice to the Co-op Member, for an order to terminate the occupancy and evict the Co-op Member if the Co-op Member does not comply with paragraph 10. The Co-op must make this application no later than 30 days after the Co-op Member fails to make a payment.

April 29, 2026

Date Issued

Shawn Hayman

Hearings Officer, Landlord and Tenant Board

April 30, 2026

**Date AMENDED
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 14, 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.