



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

File Number: LTB-C-007424-26

In the matter of: 705, 100 MERTON ST
TORONTO ON M4S3G1

Between: HOSPITAL WORKERS HOUSING CO-OPERATIVE INC. Co-op

And

ADAM BLAKE Co-op Member
JENNIFER BARTLETT

HOSPITAL WORKERS HOUSING CO-OPERATIVE INC. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict ADAM BLAKE and JENNIFER BARTLETT (the 'Co-op Member') because the Co-op Member:

- Did not pay the regular monthly housing charges that the Co-op Member owes (C1); and
- Has been persistently late in paying the Co-op Member's regularly monthly housing charges (C2).

This application was heard by videoconference on April 29, 2026 at 2pm.

The Co-op Member, the Co-op's Representative, Luis Hernandez, and the Co-op Agents, Jane Dinally and J.M. Lee, participated in the Case Management Hearing.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

FOR NON-PAYMENT OF REGULAR MONTHLY HOUSING CHARGES (C1)

1. The Co-op Member shall pay to the Co-op \$5,576.00, which represents the arrears of the monthly housing charges up to and including April 30, 2026 and the \$186.00 application filing fee.

2. The Co-op Member shall pay the amount owing as per paragraph 1 according to the following schedule:

AMOUNT DUE	DUE DATE
\$310.00	On or before the 1st day of each month for 17 months from <u>June 1, 2026 to November 1, 2027</u>
\$306.00	On or before December 1, 2027

3. If the Co-op Member fails to make any one of the payments in accordance with paragraph 2 above in this Order, the outstanding balance of any arrears of monthly housing charges and costs to be paid by the Co-op Member to the Co-op pursuant to this Order shall become immediately due and owing and the Co-op may, without notice to the Co-op Member apply to the Board pursuant to Section 94.11 of the Act for an order terminating the occupancy and 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.

FOR PERSISTENT LATE PAYMENT (C2)

4. The Co-op Member **shall also** pay, for a period of 18-months starting May 1, 2026 up to and including December 1, 2027, the monthly housing charge on or before the 1st day of each and every month.
5. If the Co-op Member fails to make any one of the payments in accordance with paragraph 4 of this Order, the Co-op may, without notice to the Co-op Member, apply to the Board within 30 days of the Co-op Member's breach pursuant to Section 94.11 of the Act for an order terminating the occupancy and evicting the Co-op Member.

May 5, 2026
Date Issued

 Monica Dairo
 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.