



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

File Number: LTB-C-024433-26

In the matter of: 14, 39 BORDEN ST
STRATFORD ON N5A7W4

Between: Bard of Avon Co-operative Inc. Co-op

And

Julian Sylvester Co-op Member
Deborah Raycraft

Bard of Avon Co-operative Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Julian Sylvester and Deborah Raycraft (the 'Co-op Member') Based on N6C and N7C notices.

A Case Management Hearing was held on April 30, 2026.

Ms. Forrest, representative, attended for the Co-op. The Co-op Members also attended the hearing and were represented by Mr. Hildebrandt, Huron Perth Community Legal Clinic.

On consent it is ordered that:

1. The Co-op Member's occupancy is terminated. The Co-op Member must move out of the member unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Co-op may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 July 1, 2026.
4. The Co-op Members will be permitted to terminate the occupancy sooner, by providing at least 10 days written notice to the Cooperative.
5. The Co-op owes the Co-op Members \$893.00 for refundable deposits. This amount will be reimbursed to the Members once the final inspection of the vacant unit takes place.

6. The Members will pay the regular monthly housing charges for May 2026, on or before, May 1, 2026.
7. The Members will pay the regular monthly housing charges for June 2026, on or before, June 1, 2026.
8. In the event that, the Members terminate sooner than June 1, 2026, the obligation to pay regular monthly housing charges in June will be suspended.
9. The Co-op or the Co-op Member shall pay to the other any sum of money that is owed as a result of this order.

May 4, 2026

Date Issued

Suzy Franklyn

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 of the Co-op Member expires on November 1, 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 member unit is located.

