



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

File Number: LTB-C-024971-26

In the matter of: 6, 181 FORESTGLADE CRES
OTTAWA ON K1G5Z5

Between: Carpenter Housing co-Operative Inc Co-op

And

April Douglas Co-op Member

Carpenter Housing co-Operative Inc (the 'Co-op') applied for an order to end the occupancy of the member unit and evict April Douglas (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 heard by videoconference on May 4, 2026.

The Co-op's agent, Ann Enom, and the Co-op's Member, April Douglas, attended the Case Management Hearing.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

The parties agree that:

1. As of the hearing date, the Co-op Member was still in possession of the member unit.
2. The regular monthly housing charge is \$1,155.00. It is due on the first day of each month.
3. The Co-op Member paid \$8,750.00 to the Co-op since the application was filed.
4. The regular monthly housing charges owing to May 31, 2026 are \$13,314.10
5. The Co-op incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. There are no refundable deposits held by the Co-op.

It is ordered on consent that:

1. The Co-op Member shall pay to the Co-op \$4,750.10 for arrears of the regular monthly housing charges owing to May 30, 2026, which includes the application filing fee of \$186.00.
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. \$500.00 on or before the twentieth (0) day of each month starting May 1, 2026, for a period nine (9) consecutive months until January 20, 2027; and
 - b. The balance outstanding of \$2,50.10 on or before February 20, 2027.
3. The Co-op Member shall also pay to the Co-op new regular monthly housing charges on time and in full as it comes due and owing for the period June 1, 2026, to February 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Co-op Member fails to make any one of the payments in accordance with paragraphs 2 or 3 of this order, the outstanding balance of any arrears of rent 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 Landlord may, without notice to the Co-op Member apply to the Landlord and Tenant Board within 30 days of the Co-op Member's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Co-op Member and requiring that the Co-op Member to pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

May 11, 2026
Date Issued

John Russett
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.