



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

File Number: LTB-C-023434-26

In the matter of: 3, 15 SHERBOURNE ST
ORANGEVILLE ON L9W4N4

Between: DUFFERIN GARDENS CO-OPERATIVE HOMES INC. Co-op

And

TARRA GILLIES Co-op Member

DUFFERIN GARDENS CO-OPERATIVE HOMES INC. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict TARRA GILLIES (the 'Co-op Member') because:

- the Co-op Member has been persistently late in paying the Co-op Member's regular monthly housing charges.

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 was held on May 6, 2026.

Brigitta Hall and Marie Galevski, Representatives, and Stephanie Moore, Agent, attended for the Co-op. The Co-op Member also attended the hearing.

It is agreed that:

1. The Co-op Member did not file a response to the application as required by Rule 12.4 of the LTB's Rules of Procedure.
2. As of the hearing date, the Co-op Member was still in possession of the member unit.
3. On January 20, 2026 the Co-op gave the Co-op Member an N8C notice of termination.
4. The regular monthly housing charges are due on the 1st day of each month.

5. 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's occupancy continues if the Co-op Member meets the conditions set out below.
2. Starting June 1, 2026 and for the 12-month period to May 1, 2027, the Co-op Member shall pay to the Co-op new regular monthly housing charges on time and in full, as they come due and owing, by the first day of each month.
3. If the Co-op Member fails to comply with the conditions set out in paragraph 2 of this order, the Co-op may apply under section 94.11 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the occupancy and evicting the Co-op Member. The Co-op must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Co-op Member.
4. The Co-op Member shall pay \$186.00 to the Co-op for the cost of filing the application, by no later than May 31, 2026.
5. If the Co-op Member does not pay the Co-op the full amount owing on or before May 31, 2026 the Co-op Member will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

May 12, 2026

Date Issued

Janice Campbell

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.