



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

File Number: LTB-C-088342-25

In the matter of: 20, 229 MEADOWVALE RD
SCARBOROUGH ON M1C5B2

Between: Courtland Mews Co-operative Homes Inc. Co-op

And

Kunal Lakhanpal Co-op Member

Courtland Mews Co-operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Kunal Lakhanpal and Christine Pagnello (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes.

The Co-op also claimed other housing charges on the application.

This application was heard by videoconference on May 12, 2026.

The Co-op's agent, Sabrina Morataya and the Co-op Member attended the hearing. The Co-op was represented by Charles Sinclair.

Also in attendance was Christine Pagnello – a named Co-op Member in the application.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The applications are amended to remove Christine Pagnella as a named party since she is no longer a Co-op Member at the member unit.
2. The monthly housing charge arrears and costs owing to May 31, 2026 total \$9,564.20 which shall be paid by the Co-op Member to the Co-op in \$500.00 installments on or before the 15th day of each month, commencing May 15, 2026, until the arrears are paid in full. If the 15th falls on a weekend, then this payment is due on the first business day after the 15th.
3. The Co-op Member shall also pay to the Co-op the lawful monthly housing charges (\$1,263.00 as of the hearing date inclusive of the sector support charge) as they comes due in full and no later than the first day of every month commencing June 2026 until the arrears are paid in full.

4. If the Co-op Member fails to make any one of the payments in accordance with this order, the Co-op may, without notice to the Co-op Member and within 30 days of the breach, apply to the Board pursuant to section 94.11 of the Act for an order terminating the tenancy and evicting the Co-op Member and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after May 31 2026.

May 14, 2026
Date Issued

Sonia Anwar-Ali

Member, 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.