



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

File Number: LTB-C-027061-26

In the matter of: 15, 14 SPIRITWOOD CRT
LONDON ON N5Z4Z8

Between: Country Spirit Co-operative Homes of London Inc. Co-op

And

Anita Aboagye Co-op Member

Country Spirit Co-operative Homes of London Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Anita Aboagye (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes, and because the Co-op Member has been persistently late in paying the regular monthly housing charge.

The Co-op also claimed compensation for each day the Co-op Member remained in the unit after the termination date.

As of 11:19AM, the Co-op Member was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Co-op's evidence.

It is determined that:

1. As of the hearing date, the Co-op Member was still in possession of the member unit.
2. On February 18, 2026, the Co-op gave the Co-op Member an N8C notice of termination. The notice of termination contains the following allegations: The Co-op Member has persistently paid their regular monthly housing charges late.
3. On February 18, 2026, the Co-op gave the Co-op Member an N4C notice of termination. The Co-op Member did not pay the amount to void the notice of termination by the termination date in the notice.

4. Based on the regular monthly housing charges, the daily compensation is \$31.13. This amount is calculated as follows: monthly regular monthly housing charges x 12 months, divided by 365 days.
5. The regular monthly housing charges owing to May 25, 2026 are \$9,695.00
6. The Co-op is seeking other housing charges in the amount of \$159.00.
7. The Co-op incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There are no refundable deposits held by the Co-op.
9. I have considered all of the disclosed circumstances in accordance with subsection 94.12(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 94.12(1) of the Act.

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 May 30, 2026.
2. If the unit is not vacated on or before May 29, 2026, then starting May 31, 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 May 31, 2026.
4. The Co-op Member owes the Co-op \$10,040.00. This amount includes arrears of regular monthly housing charges owing up to the date of the hearing and other unpaid housing charges and the cost of filing the application.
5. The Co-op Member shall pay the Co-op compensation of \$31.13 per day for the use of the unit starting May 12, 2026 until the date the Co-op Member moves out of the unit.
6. The Co-op Member shall pay to the Co-op \$186.00 for the cost of filing the application.
7. If the Co-op Member does not pay the Co-op the full amount owing on or before May 29, 2026, the Co-op Member will start to owe interest. This will be simple interest calculated from May 30, 2026 at 4.00% annually on the balance outstanding.

May 19, 2026
Date Issued

Ryan Gacnik
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 30, 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.