



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

File Number: LTB-C-027966-26

In the matter of: 21, 960 LIMERIDGE RD E
HAMILTON ON L8W2C4

Between: Winkleigh Co-operative Housing Corporation Co-op

And

Burgette Culley-Gayle Co-op Member

Winkleigh Co-operative Housing Corporation (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Burgette Culley (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes (C1) and persistently paid the regular monthly housing charges late (C2).

A Case Management Hearing ('CMH') was held on May 13, 2026, by video conference.

Legal Representative Nicole Ruby, Member Services Coordinator Sabrina Song-Chambers and Senior Coordinator- Homestarts Stephanie Moore attended for the Co-op. The Co-op Member also attended the CMH.

At the Case Management Hearing, the parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

It is ordered on consent that:

C1

1. The Co-op Member's occupancy continues if the Co-op Member meets the conditions set out below.
2. The Co-op Member shall pay to the Co-op \$2,158.00 which represents arrears of regular month housing charges up to May 31, 2026, (\$1,972.00) plus the cost of filing the application (\$186.00).
3. The Co-op Member shall pay to the Co-op in full and on time as follows:
 - \$360.00 in full and on or before June 20, 2026.

- \$360.00 in full and on or before July 20, 2026.
 - \$360.00 in full and on or before August 20, 2026.
 - \$360.00 in full and on or before September 20, 2026.
 - \$360.00 in full and on or before October 20, 2026.
 - \$358.00 in full and on or before November 20, 2026.
4. The Co-op Member shall also pay to the Co-op new regular monthly housing charges in full and on or before the 1st day of the month starting June 2026, to November 2026, or until the arrears are paid in full, whichever date is earliest.
5. If the Co-op Member fails to make any of the above noted payments in accordance with this order, the outstanding balance of any arrears of regular monthly housing charges to be paid by the Co-op Member to the Co-op pursuant to paragraph 2 of this order shall become immediately due and owing and the Co-op may, without notice to the Co-op Member, apply to the Landlord Tenant Board within 30 days of the Co-op Member's breach pursuant to section 94 (11) of the *Residential Tenancies Act, 2006*, for an order terminating the Co-op Member's membership and occupancy rights and evicting the Co-op Member. As part of the application, the Co-op can also request an order for new regular monthly housing charges, NSF fees and related charges that became due and owing after May 31, 2026.

C2

6. Even if the arrears are paid in full, starting June 1, 2026, and continuing to May 1, 2027, inclusive, the Co-op Member shall pay to the Co-op the regular monthly housing charge in full and on or before the 1st day of each month.
7. If the Co-op Member fails to comply with paragraph 6 of this order, the Co-op may apply under section 94 (11) of the *Residential Tenancies Act, 2006*, without notice to the Co-op Member, for an Order terminating the Co-op Member's membership and occupancy rights and evicting the Co-op Member.
8. The Co-op Member's name is amended to add their married name – Burgette Culley-Gayle.

May 20, 2026
Date Issued

Melinda Jamieson
Hearing 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.