



Order under Section 94.7 Residential Tenancies Act, 2006

File Number: LTB-C-017409-26

In the matter of: 31, 173 CANNIFTON ROAD
BELLEVILLE ON K8N 4V5

Between: Trent-Moira Co-operative Estates Inc Co-op

And

Kaitlin Wickens Co-op Member

Trent-Moira Co-operative Estates Inc (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Kaitlin Wickens (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 held on May 11, 2026. The Co-op's Manager Wendy Swoffer, and the Co-op Member Kaitlin Wickens, accompanied by her mother Suzy Wickens, attended the Case Management Hearing.

The parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

Agreed facts:

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 \$979.00. It is due on the 1st day of each month.
3. The daily compensation is calculated as follows: $\$979.00 \times 12$, divided by 365 days = \$32.19.
4. The Co-op Member paid \$1,918.00 to the Co-op since the application was filed.
5. The regular monthly housing charges owing to May 31, 2026, are \$11,636.00.
6. The Co-op Member also owes the Co-op \$400.00 for other housing charges relating to late fees.
7. The Co-op incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Co-op Member is owed \$818.00 for refundable deposits. The total refundable deposit is set off against the amount the Co-op Member owes should the occupancy be terminated.
9. The application is amended, and the correct address is as listed above.

On consent, it is ordered that:

1. The Co-op Member's occupancy is terminated unless the Co-op Member voids this order.
2. **The Co-op Member may void this order and continue the occupancy by paying to Co-op or to the LTB in trust:**

- \$12,202.00 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$13,181.00 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$14,160.00 if the payment is made on or before July 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$15,139.00 if the payment is made on or before August 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$16,118.00 if the payment is made on or before September 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$17,097.00 if the payment is made on or before October 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$18,076.00 if the payment is made on or before November 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$19,055.00 if the payment is made on or before December 31, 2026. See Schedule 1 for the calculation of the amount owing.

3. The Co-op Member may also make a motion at the LTB to void this order under section 74(11) and 94.16(2)(b) of the Act, if the Co-op Member has paid the full amount owing as ordered plus any additional regular monthly housing charges that became due after December 31, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Co-op Member may only make this motion once during the occupancy agreement with the Co-op.
4. **If the Co-op Member does not pay the amount required to void this order the Co-op Member must move out of the member unit on or before December 31, 2026**
5. If the Co-op Member does not void the order, the Co-op Member owes the Co-op \$10,759.09. 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. Any refundable deposits are deducted from the amount owing by the Co-op Member. See Schedule 1 for the calculation of the amount owing.
6. The Co-op Member shall also pay the Co-op compensation of \$32.19 per day for the use of the unit starting May 12, 2026, until the date the Co-op Member moves out of the unit.
7. If the Co-op Member does not pay the Co-op the full amount owing on or before May 26, 2026, the Co-op Member will start to owe interest. This will be simple interest calculated from May 27, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before December 31, 2026, then starting January 1, 2027, the Co-op may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 January 1, 2027.

Additional conditions

10. Starting May 20, 2026, for a period of 8 consecutive months (up to and including December 20, 2026), the Member shall make monthly payments of \$1,000.00 to the Co-op due on or before the 20th day of every month.
11. Starting June 1, 2026, up until the arrears are paid in full, the Co-op Member shall pay the regular monthly housing charges in full that becomes due no later than the first day of the month for which the regular monthly housing charges are due.
12. If the Co-op Member fails to make any of the payments as set out in paragraphs 10 and 11, the Co-op may apply to the Landlord and Tenant Board pursuant to section 94.11 of the RTA, without notice to the Co-op Member, terminating the occupancy, evicting the Member, and requiring that the Member pay any new arrears, NSF fees and related charges that became owing after May 31, 2026. The Co-op must make this application no later than 30 days after the Co-op Member's failure to make a payment. This may result in the Board issuing an order that terminates the occupancy before December 31, 2026.

13. If the Co-op member makes any additional payments, these payments may reduce the amount required to void the order as set out in paragraph 2 accordingly.

May 15, 2026
Date Issued

Isabelle Bouvier
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 expires on July 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Co-op Member must pay to void the eviction order and continue the occupancy if the payment is made on or before May 31, 2026

Regular Monthly Housing Charges Owing To May 31, 2026	\$13,534.00
Total Other Housing Charges	\$400.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Co-op Member paid into the Co-op since the application was filed	- \$1,918.00
Less the amount the Co-op Member paid into the LTB since the application was filed	- \$0.00
Less the amount of the credit that the Co-op Member is entitled to	- \$0.00
Total the Co-op Member must pay to continue the occupancy	\$12,202.00

B. Amount the Co-op Member must pay to void the eviction order and continue the occupancy if the payment is made on or before June 30, 2026

Regular Monthly Housing Charge Owing To June 30, 2026	\$14,513.00
Total Other Housing Charges	\$400.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Co-op Member paid to the Co-op since the application was filed	- \$1,918.00
Less the amount the Co-op Member paid into the LTB since the application was filed	- \$0.00
Less the amount of the credit that the Co-op Member is entitled to	- \$0.00
Total the Co-op Member must pay to continue the occupancy	\$13,181.00

C. Amount the Co-op Member must pay to void the eviction order and continue the occupancy if the payment is made on or before July 31, 2026

Regular Monthly Housing Charge Owing To July 31, 2026	\$15,492.00
Total Other Housing Charges	\$400.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Co-op Member paid to the Co-op since the application was filed	- \$1,918.00
Less the amount the Co-op Member paid into the LTB since the application was filed	- \$0.00
Less the amount of the credit that the Co-op Member is entitled to	- \$0.00
Total the Co-op Member must pay to continue the occupancy	\$14,160.00

D. Amount the Co-op Member must pay to void the eviction order and continue the occupancy if the payment is made on or before August 31, 2026

Regular Monthly Housing Charge Owing To August 31, 2026	\$16,471.00
Total Other Housing Charges	\$400.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Co-op Member paid to the Co-op since the application was filed	- \$1,918.00
Less the amount the Co-op Member paid into the LTB since the application was filed	- \$0.00
Less the amount of the credit that the Co-op Member is entitled to	- \$0.00
Total the Co-op Member must pay to continue the occupancy	\$15,139.00

E. Amount the Co-op Member must pay to void the eviction order and continue the occupancy if the payment is made on or before September 30, 2026

Regular Monthly Housing Charge Owing To September 30, 2026	\$17,450.00
Total Other Housing Charges	\$400.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Co-op Member paid to the Co-op since the application was filed	- \$1,918.00
Less the amount the Co-op Member paid into the LTB since the application was filed	- \$0.00
Less the amount of the credit that the Co-op Member is entitled to	- \$0.00
Total the Co-op Member must pay to continue the occupancy	\$16,118.00

F. Amount the Co-op Member must pay to void the eviction order and continue the occupancy if the payment is made on or before October 31, 2026

Regular Monthly Housing Charge Owing To October 31, 2026	\$18,429.00
Total Other Housing Charges	\$400.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Co-op Member paid to the Co-op since the application was filed	- \$1,918.00
Less the amount the Co-op Member paid into the LTB since the application was filed	- \$0.00
Less the amount of the credit that the Co-op Member is entitled to	- \$0.00
Total the Co-op Member must pay to continue the occupancy	\$17,097.00

G. Amount the Co-op Member must pay to void the eviction order and continue the occupancy if the payment is made on or before November 30, 2026

Regular Monthly Housing Charge Owing To November 30, 2026	\$19,408.00
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Total Other Housing Charges	\$400.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Co-op Member paid to the Co-op since the application was filed	- \$1,918.00
Less the amount the Co-op Member paid into the LTB since the application was filed	- \$0.00
Less the amount of the credit that the Co-op Member is entitled to	- \$0.00
Total the Co-op Member must pay to continue the occupancy	\$18,076.00

H. Amount the Co-op Member must pay to void the eviction order and continue the occupancy if the payment is made on or before December 31, 2026

Regular Monthly Housing Charge Owing To December 31, 2026	\$20,387.00
Total Other Housing Charges	\$400.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Co-op Member paid to the Co-op since the application was filed	- \$1,918.00
Less the amount the Co-op Member paid into the LTB since the application was filed	- \$0.00
Less the amount of the credit that the Co-op Member is entitled to	- \$0.00
Total the Co-op Member must pay to continue the occupancy	\$19,055.00

I. Amount the Co-op Member must pay if the occupancy is terminated

Regular Monthly Housing Charges Owing To Hearing Date	\$12,909.09
Total Other Housing Charges	\$400.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Co-op Member paid into the Co-op since the application was filed	- \$1,918.00
Less the amount the Co-op Member paid into the LTB since the application was filed	- \$0.00
Less the amount of refundable deposits	- \$818.00
Less the amount of the credit that the Co-op Member is entitled to	- \$0.00
Total amount owing to the Co-op	\$10,759.09
Plus daily compensation owing for each day of occupation starting May 12, 2026	\$32.19 (per day)