



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

File Number: LTB-C-025889-26-AM

In the matter of: 1701 HURON ST
London ON N5V 3A4

Between: Phoenix Housing Co-operative Inc. Co-op

And

Rowan Miller Co-op Member

This amended Order is issued to correct a clerical error in the original Order issued on May 15, 2026. This Order corrects the paragraph #3 pay on time end date from May 1, 2026 to May 1, 2027.

Phoenix Housing Co-operative Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Rowan Miller (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes. This is a C1 application.

The Co-op also applied for an order to end the occupancy of the member unit and evict the Co-op Member because the Co-op Member has been persistently late in paying the Co-op Member's regular monthly housing charges. This is a C2 application.

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

This application was heard by videoconference on May 13, 2026.

The Co-op's Legal Representative, Hunter Stone, Property Manager, Tanya Taylor and Co-op VP, Andrew Yorke, attended for the Co-op. The Co-op Member also attended the Case Management Hearing.

The parties agreed to resolve the issues in the Co-op's C1 and C2 applications and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

On consent of the parties, it is ordered that:

THE APPLICATION FOR NON-PAYMENT OF MONTHLY HOUSING CHARGES (C1)

1. The Co-op advised the LTB that prior to the hearing the Co-op Member paid all the monthly housing charges that were in arrears and all additional monthly housing charges that would have been due under the tenancy agreement for the period ending May 31, 2026.
2. The Co-op's application for an order terminating the tenancy and evicting the Co-op Member based upon arrears of monthly housing charges is discontinued.

THE APPLICATION FOR PERSISTENTLY LATE MONTHLY HOUSING CHARGES (C2)

3. Commencing June 1, 2026, the Co-op Member shall pay the monthly housing charge on or before the first (1st) day of each and every month for a twelve (12) month period ending May 1, 2027.
4. Section 94.11 of the RTA applies to paragraph 3 of this Order. If the Co-op Member fails to make any of the payments in accordance with paragraph 3 of this Order, the Co-op may apply to the LTB, without notice to the Co-op Member, for an Order to terminate the occupancy and evict the Co-op Member. The Co-op must make the application within 30 days of a breach of this Order.
5. The Co-op Member shall pay the \$186.00 application filing fee as follows:
 - a. \$31.00 on or before June 1, 2026;
 - b. \$31.00 on or before July 1, 2026;
 - c. \$31.00 on or before August 1, 2026;
 - d. \$31.00 on or before September 1, 2026;
 - e. \$31.00 on or before October 1, 2026;
 - f. \$31.00 on or before November 1, 2026.
6. If there is a breach in payment, as per paragraph 5 above, the balance becomes due and payable immediately and Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing the date following the breach.

May 22, 2026
Date Issued

Susan Parsons
Hearings Officer, Landlord and Tenant Board

May 15, 2026
Date Issued