



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

File Number: LTB-C-028774-26

In the matter of: 30, 960 LIMERIDGE RD E
HAMILTON ON L8W2C4

Between: Winkleigh Co-operative Housing Corporation Co-op

and

Karen Demmans 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 Karen Demmans (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 persistently failed to pay the regular monthly housing charges on the date they became due and payable.

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

A Case Management Hearing was held by videoconference on May 19, 2026. Marie Galevski attended as the Legal Representative for the Co-op. The Co-op Member also attended.

Parties reached an agreement and requested an order on consent to resolve the application.

On consent of the parties, it is ordered that:

1. The Co-Op Member's occupancy continues if the Co-op Member meets the conditions set out below.
2. The total outstanding housing charges owing to the Co-op up to and including May 31, 2026, including costs total \$2,333.00.
3. The Co-op Member shall pay the amount listed in paragraph 2 as follows:
 - \$199.00 on or before June 1, 2026

- \$194.00 monthly, on or before the 1st day of each month for 11 months, beginning July 2026 up to and including May 2027.
4. Starting June 1, 2026, and until November 1, 2027 the Co-op Member shall pay the regular monthly housing charges in full and on time.
 5. If the Co-op Member fails to comply with the conditions set out in paragraph 3 or 4 of this order, the Co-op may apply under section 94.11 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the occupancy and evicting the Co-op Member. The Co-op must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Co-op Member.

May 26, 2026
Date Issued

Lindsay Phomin
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.