



Order under Section 94.7 Residential Tenancies Act, 2006

File Number: LTB-C-036531-26

In the matter of: 334, 6600 KALAR RD
NIAGARA FALLS ON L2H 2T9

Between: Westwood Place Co-operative Homes Co-op
Inc.

And

Tashelle Decoteau-Passee Co-op Member

Westwood Place Co-operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Tashelle Decoteau-Passee (the 'Co-op Member') because:

- the Co-op Member has been persistently late in paying the Co-op Member's regular monthly housing charges.

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 parties requested mediation with the assistance of a Dispute Resolution Officer through the Landlord and Tenant Board online portal.

The Co-op's Representative, Judith Callender, the Co-op's Agent, Romani Makuloluwa attended for the Co-op. The Co-op Member, Tashelle Decoteau-Passee also attended the mediation.

The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agreed to a pay on time order for the duration of the occupancy.

2. The parties agreed that the Co-op will provide a fifteen (15) day grace period prior to initiating a breach under section 94.11 of the Residential Tenancies Act, 2006 (the "Act").
3. The parties agreed the Co-op is not seeking interest if there is a breach in the filing fee payments.

On consent it is ordered that:

1. The Co-op Member shall pay the Co-op the monthly housing charges in full and on time, as and when it becomes due and owing for the duration of the occupancy.
2. If the Co-op Member fails to comply with the conditions set out in paragraph (1) 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. The Co-op shall provide a fifteen (15) day grace period prior to initiating a breach under section 94.11 of the *Residential Tenancies Act, 2006* (the "Act").
3. The Co-op Member shall also pay to the Co-op \$186.00 for the cost of filing the application in accordance with the following schedule:
 - a) On or before May 31, 2026, \$93.00.
 - b) On or before June 30, 2026, \$93.00.

May 25, 2026
Date Issued

Tanya Speedie
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.