



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

File Number: LTB-C-032809-26

In the matter of: 20, 1555 FINCH AVE
PICKERING ON L1V6K9

Between: Duffin's Creek Co-operative Homes Inc. Co-op

and

Patricia Cerpnjak Co-op Member

Duffin's Creek Co-operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Patricia Cerpnjak (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 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.

A Case Management Hearing was held on May 21, 2026, at 2:00pm. Legal Representative Hunter Stone and Property Manager Sharon Black attended for the Co-op. The Co-op Member also attended the hearing. Parties reached an agreement and requested an order on consent to resolve the application

The parties agreed that:

1. The Co-op Member has paid all outstanding housing charges to May 31, 2026
2. The Co-op incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
3. The Co-op Member has paid \$68.00 of the application filing fee and only \$118.00 is outstanding.

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. For a period of 12 months, the Co-op Member shall pay the regular monthly housing charges on or before the first day of each month, for which the housing charges are due beginning June 1, 2026, up to and including May 1, 2027.
3. If the Co-op Member fails to comply with the conditions set out in paragraph 2 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.
4. The Co-op Member shall also pay to the Co-op \$118.00 for the remainder of the cost of filing the application.
5. If the Co-op Member does not pay the Co-op the full amount owing on or before June 1, 2026, the Co-op Member will start to owe interest. This will be simple interest calculated from June 2, 2026, at 4.00% annually on the balance outstanding.

May 22, 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.