



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

**File Number:** LTB-C-036374-26

**In the matter of:** 6916 CHARLIE BROOKS CRT null  
WINDSOR ON N8T3L7

**Between:** CHARLIE BROOKS HOUSING CO-OPERATIVE INC. Co-op

**And**

SHEILA BROOKS Co-op Member  
ASHLEY GARLICK  
DAN GARLICK

CHARLIE BROOKS HOUSING CO-OPERATIVE INC. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict SHEILA BROOKS, ASHLEY GARLICK and DAN GARLICK (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes.

This application was heard by videoconference on May 25, 2026 at 9AM.

The Co-op Representative, Richard Lammers, and the Co-op Members, Sheila Brooks and Ashely Garlick, attended the Case Management Hearing ("CMH"). The Co-op Members also represented the interests of Dan Garlick, who did not attend the CMH.

At the CMH, the parties consented to the following:

**It is agreed by the parties that:**

- A. The current regular monthly housing charge is \$1149.00 and it is due on the first of the month.

**It is ordered on consent that:**

1. The Co-op Members shall pay to the Co-op \$2995.00, which represents the arrears of the monthly housing charges up to and including May 31, 2026 and the \$186.00 application filing fee.
2. The Co-op Members shall pay the amount owing, as per paragraph 1 above, **and** the regular monthly housing charge as it comes due as follows:

- For a period of 19 months starting **June 1, 2026 up to and including December 1, 2027** the Co-op Members **shall pay** the regular monthly housing charge ***plus*** \$150.00 on or before the first (1st) day of each and every month.
  - The final payment shall occur on or before the **20<sup>th</sup> month (January 1, 2028)** and will be in the amount of the regular monthly housing charge ***plus*** \$145.00.
3. If the Co-op Member fails to make any one of the payments in accordance with paragraph 2 above in this Order, the outstanding balance of any arrears of monthly housing charges and costs to be paid by the Co-op Member to the Co-op pursuant to this Order shall become immediately due and owing and the Co-op may, without notice to the Co-op Member apply to the Board pursuant to Section 94.11 of the Act for an order terminating the occupancy and evicting the Co-op Member and requiring that the Co-op Member pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

**May 26, 2026**  
**Date Issued**

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Monica Dairo  
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 December 7, 2026 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.