



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

File Number: LTB-C-029420-26

In the matter of: 22, 960 LIMERIDGE RD E
HAMILTON ON L8W2C4

Between: Winkleigh Co-operative Housing Corporation Co-op

And

Kim Phillips 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 Kim Phillips (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes.(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 (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 21, 2026. The Co-op Member, the Co-op's legal representative, Nicole Ruby, the Co-op's agents Stephanie Moore and Sabrina Song-Chambers attended the case management hearing.

At the hearing, the parties consented to the following order.

It is ordered On Consent that:

C1 Application

1. The Co-op Member shall pay to the Co-op \$8,993.52 which represents the arrears of the monthly housing charges and costs of \$186.00 for the period ending May 31, 2026.
2. The Co-op Member shall pay to the Co-op the amount set out in paragraph 1 in accordance with the following schedule:

- \$620.00 on or before May 31, 2026; and
 - \$700.00 on or before the 15th day of each month commencing June 15, 2026, up to and including April 15, 2027; and
 - \$673.52 on or before May 15, 2027.
3. The Co-op Member shall also pay to the Co-op the monthly housing charges on time and in full as it comes due and owing for the period June 1, 2026, to May 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Co-op Member fails to make any one of the payments in accordance with 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 paragraph 1 of this order shall become immediately due and owing and the Co-op may, without notice to the Co-op Member, apply to the LTB within 30 days of the Co-op Member's breach 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.

C2 Application

5. The Co-op Member shall also pay to the Co-op the monthly housing charges on or before the first day of each month for a period of 12 months commencing June 1, 2026, to May 1, 2027, or for a 12-month period starting immediately following the completion of the payment of monthly housing charge arrears.
6. If the Co-op Member fails to make any one of the payments in accordance with paragraph 5 of this order, the Co-op may, without notice to the Co-op Member, apply to the LTB within 30 days of the Co-op Member's breach pursuant to section 94.11 of the Act for an order terminating the occupancy and evicting the Co-op Member.

May 29, 2026
Date Issued

Monique Browne
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.