



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

File Number: LTB-C-027918-26

In the matter of: 64, 61 BOW ST
LONDON ON N5V4N7

Between: Genesis Housing Co-operative Inc. Co-op

And

Miranda Delaney Co-op Member
Josh Pypka-Cino

Genesis Housing Co-operative Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Miranda Delaney and Josh Pypka-Cino (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes.

The Co-op also claimed other housing charges on the application.

A Case Management Hearing was held on May 7, 2026. This application was heard by videoconference on May 7, 2026.

The Co-op's Legal Representative, Robert Rose, attended for the Co-op. The Co-op Member also attended the hearing.

Determinations:

1. The Co-op served the Co-op Member with a valid Notice to End Occupancy for Non-payment of Regular Monthly Housing Charges (N4C Notice). The Co-op Member did not void the notice by paying the amount of regular housing charges owing by the termination date in the N4C Notice or before the date the application was filed.
2. The Co-op Member did not file a response to the application. Therefore, they are deemed to have accepted all the facts and allegations in the application pursuant to Rule 12.5 of the LTB's Rules of Procedure.
3. As of the hearing date, the Co-op Member was still in possession of the member unit.
4. The regular monthly housing charge is \$839.00. It is due on the first day of each month.
5. The daily compensation is calculated as follows: \$839.00 x 12, divided by 365 days.
6. The Co-op Member has made payments of \$570.00 since the application was filed.
7. The regular monthly housing charges owing to May 31, 2026, are \$317.00.

8. The Co-op Member also owes the Co-op \$100.00 for other housing charges.
9. The Co-op incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. I have considered all of the disclosed circumstances in accordance with subsection 94.12(2) of the Residential Tenancies Act, 2006 (the 'Act'), and find that it would be not unfair to grant relief from eviction pursuant to subsection 94.12(1)(a) of the Act.

It is ordered that:

1. The Co-op Member shall pay to the Co-op \$603.00, which includes \$317.00, for regular monthly housing charges owing up to May 31, 2026, \$100.00, for other housing charges and \$186.00 for the cost of filing the application.
2. The Co-op's application for eviction of the Co-op Member is denied on the condition that:
 - A. The Co-op Member makes the following payments to the Co-op in respect of the monies owing under paragraph 1 of this order:

Date Payment Due	Amount of Payment
May 20, 2026	\$100.50
June 20, 2026	\$100.50
July 20, 2026	\$100.50
August 20, 2026	\$100.50
September 20, 2026	\$100.50
October 20, 2026	\$100.50

- B. The Co-op Member shall also pay the Co-op the full regular monthly housing charges on or before the first day of each month for the period from June 1, 2026, up to and including October 1, 2026, or until all arrears in paragraph 1 have been paid, whichever is sooner.
3. CONSEQUENCES OF BREACH: If the Co-op Member fails to make any of the payments in accordance with paragraph 2, and by the dates required, then:
 - A. The Co-op may apply under section 94.11 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Co-op Member, and for the payment of any new arrears of regular monthly housing charges and NSF charges not already ordered under paragraph 1 of this order. The Co-op must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.

- B. The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

May 29, 2026
Date Issued

Sumathi Dhanapal
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.