

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

File Number: LTB-C-034731-26

In the matter of: 207, 105 WELDRICK RD E
RICHMOND HILL ON L4C9Y9

Between: John Fitzpatrick Steelworkers Co-operative Inc. Co-op

And

Taiseer Mahmoud Co-op Member

John Fitzpatrick Steelworkers Co-operative Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Taiseer Mahmoud (the 'Co-op Member') because the Co-op Member was persistently late in paying the regular monthly housing charges when they become due (N8C/C2).

A Case Management Hearing (CMH) was held on May 20, 2026. Lawyer, Amanda Montgomery, attended on behalf of the Co-op. The Co-op Member attended. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

General Information:

1. The current monthly housing charge is \$1,237.00 and is due on the 1st of each month. Per diem: \$40.67.
2. The Co-op served the Co-op Member with a Form N8C for persistent late rent.
3. The Co-op Member confirmed she has been persistently late in paying her monthly housing charges.
4. The parties confirmed the monthly housing charges are paid in full for the period ending May 31, 2026.
5. The Co-op Member agrees, pursuant to section 94.11 of the RTA, to pay the current regular housing charges from June 1, 2026 to May 31, 2027, on or before the 1st of each month.

6. The parties agree the Co-op Member will pay the filing costs of \$186.00 to the Co-op on or before July 31, 2026, subject to post-judgement annual interest (4.0%) commencing August 1, 2026.

On consent it is ordered that:

N8C/C2

1. The Co-op Member shall pay the regular monthly housing charges, on or before the 1st of each month from June 1, 2026 to May 31, 2027 (12 months).
2. If the Co-op Member does not make any of the payments in accordance with this order, the Co-op may apply under section 94.11 of the *RTA*, at no cost and without further notice to the Co-op Member, for an Order terminating the Co-op's occupancy rights and evicting the Co-op Member. The Co-op must make this application no later than 30 days after the Co-op Member's failure to make a payment.
3. The Co-op Member shall pay the Co-op the filing costs of \$186.00 on or before July 31, 2026.
4. If the Co-op Member does not the Co-op \$186.00 by July 31, 2026, the Co-op Member will start to owe interest. This is simple interest calculated at 4.0% annually on the outstanding balance, commencing August 1, 2026.

June 1, 2026
Date Issued

Shawn Hayman
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.