



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

File Number: LTB-C-032334-26

In the matter of: 613, 20 WADE AVE
TORONTO ON M6H4H3

Between: Tamil Co-operative Homes Inc Co-op

And

Mel C Daniel Co-op Member

Tamil Co-operative Homes Inc (the 'Co-op') applied to the Landlord and Tenant Board (LTB) for an order to end the occupancy of the member unit and evict Mel C Daniel (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes.

A Case Management Hearing was held on May 19, 2026, the Landlord's representative Carol Mole and the Co-op Member were present.

The parties agree to resolve all issues in relation to this application.

Agreed Facts:

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 filed a response to the application as required by Rule 12.4 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 \$1,213.00. It is due on the 1st day of each month.
5. The daily compensation is calculated as follows: \$1,213.00 x 12, divided by 365 days.
6. The regular monthly housing charges owing to May 31, 2026, are \$19,644.00
7. The Co-op incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. There are no refundable deposits held by the Co-op.

It is ordered on consent that:

1. The Co-op Member shall pay to the Co-op \$19,830.00. This amount represent \$19,644.00 in arrears of monthly housing charges to May 31, 2026 and 186.00 for the application filing fee.
2. The Co-op Member shall pay to the Co-op the amount set out in paragraph 12 in accordance with the following schedule
 - a) \$1,200.00 on or before the 1st day of each month starting July 1, 2026 until the arrears are paid in full.
3. The Co-op Member shall also pay to the Co-op new monthly housing charge on time and in full as it comes due and owing on or before the 1st of each month for the period from June 1, 2026 until the arrears are paid in full whichever 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 charge 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 Members, 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, 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

June 2, 2026
Date Issued

Dillaniqué Knight
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.