



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

**File Number:** LTB-C-036627-26

**In the matter of:** 84 PAWATING PL  
SAULT STE. MARIE ON P6B6J2

**Between:** Pawating Co-operative Homes Co-op

**And**

SABRINA DUGUAY Co-op Member

Pawating Co-operative Homes (the 'Co-op') applied for an order to end the occupancy of the member unit and evict SABRINA DUGUAY (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 June 01, 2026. Kathy Merritt, Agent for the Co-op attended for the Co-op. The Co-op Member was also present. Prior to the Case Management Hearing, the Co-Op Member did not obtain legal advice from Legal Aid Ontario.

**The parties agreed that:**

1. The regular monthly housing charges owing to June 30, 2026, are \$4,599.00.
2. The Co-op incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

**On consent of the parties, it is ordered that:**

1. The Street Address on this application shall be amended from "84 Pawating PI null" to "84 Pawating PI".
2. The Co-op Member shall pay the Co-op \$4,785.00 for arrears of regular monthly housing charges, and costs.
3. The Co-op Member shall pay the Co-op the amount set out in paragraph 2 in accordance with the following schedule:
  - \$150.00 on or before the 21<sup>st</sup> day of each month, for a period of 31-months, commencing June 21, 2026, up to and including December 21, 2028; and,
  - A final payment of \$135.00 on or before January 21, 2029, to satisfy the arrears.

4. The Co-Op Member shall also pay to the Co-Op new regular monthly housing charges on time and in full as it comes due and owing for the period July 01, 2026, to January 01, 2029, or until the arrears are paid in full, whichever date is earliest.
5. 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 regular monthly housing charges and costs to be paid by the Co-Op Member to the Co-Op pursuant to paragraph 2 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 June 30, 2026.

**June 3, 2026**  
**Date Issued**

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**Adam Rogers**  
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.