



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

File Number: LTB-C-016859-26

In the matter of: 103, 138 BELLAMY RD N
SCARBOROUGH ON M1J3N9

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

And

Nadine McFarlane Co-op Member

Ujamaa Housing Co-operative Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Nadine McFarlane (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 March 11, 2026. The Parties were unable to resolve the application. Therefore, the matter proceeded to a merits hearing.

This application was heard by videoconference on June 2, 2026.

The Co-op's Representative, Amanda Montgomery, attended for the Co-op. The Co-op Member also attended the hearing.

The parties came before me to request to resolve the application with the following consent. I was satisfied that the parties understood the consequences of their joint submission.

On consent, it is ordered that:

1. The Co-op Member shall pay the Co-op \$7,673.00 This amount represents the housing charges owing up to June 30, 2026.
2. The Co-op Member shall pay the Co-op the amount owing according to the following schedule:
 - a) The Co-op Member shall pay to the Co-op installments of \$300.00.00 on the 1st day of each month, commencing July 1, 2026 through August 1, 2028.
 - b) The Co-op Member shall pay to the Co-op \$173.00 on or before September 1, 2028.

3. Commencing July 1, 2026 to September 1, 2028, the Co-op Member shall pay to the Co-op all new regular monthly housing charges that becomes due and owing on the 1st day of each month.
4. On or before June 30, 2026, the Co-op Member shall also pay the Co-op \$186.00. This amount represents the cost of the application.
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 housing charges and costs to be paid by the Co-op Member to the Co-op pursuant to paragraph 1 through 3 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, late fees and related charges that became owing after June 30, 2026.

June 5, 2026
Date Issued

Colette Myers
Member, 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.