



**Order under Section 94.11(1)
Residential Tenancies Act, 2006**

File Number: LTB-C-033932-26-SA

In the matter of: TH22, 166 GALLOWAY RD
SCARBOROUGH ON M1E1X2

Between: Ann Marie Hill Housing Co-Operative Inc Co-op

And

Debra Viggers Co-op Member

Ann Marie Hill Housing Co-Operative Inc (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Debra Viggers (the 'Co-op Member') and for an order to have the Co-op Member pay the regular monthly housing charges they owe and because the Co-op Member has been persistently late in paying the Co-op Member's regular monthly housing charges and because the Co-op Member failed to meet a condition specified in the with respect to application LTB-C-097847-25.

This application was decided without a hearing being held. Order LTB-C-033932-26 was issued on April 21, 2026 ('Ex-Parte Order').

The co-op Member filed a motion to set aside the Ex-Parte Order and requested that the order be stayed pending the hearing of the motion. The order was stayed, and the motion sent to a hearing.

The set aside motion was heard by videoconference on June 2, 2026.

The Co-op's Representative, Marie Galevski, and the Co-op Member's Representative, Heather Butt, 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 Ex Parte Order is set aside and cannot be enforced.
2. Order LTB-C-097847-25 is cancelled and replaced with paragraph 3 of this order.

3. Commencing July 1, 2026 to June 1, 2027, 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. If the Co-op Member fails to make any one of the payments in accordance with paragraph 3 of this order 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.