



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

File Number: LTB-C-033532-26

In the matter of: 17, 14 SPIRITWOOD CRT
LONDON ON N5Z4Z8

Between: Country Spirit Co-operative Homes of London Co-op
Inc.

And

Lauraine Gurchin Co-op Member

Country Spirit Co-operative Homes of London Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Lauraine Gurchin (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes and because the Co-op Member has been persistently late in paying the Co-op Member's Regular Monthly Housing Charges.

A Case Management Hearing was held on June 3, 2026.

The Co-op's Representative, Michael Hackl, the Co-op Agents, Susan Eglington and Giuseppina "Josie" Delle Donne, attended for the Co-op. The Co-op Member also attended the hearing.

As a result of the Case Management Hearing, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The Co-op Member shall pay to the Co-op \$16,000.00, for arrears of monthly housing charges, and costs up to June 30, 2026.
2. The Co-op Member shall pay to the Co-op the amount set out in paragraph 1 in accordance with the following schedule:
 1. \$351.00 in full on or before June 30, 2026;
 2. \$667.00 in full on or before the 20th day of each month beginning July 20, 2026 up to and including May 20, 2028; and
 3. \$308.00 in full on or before June 20, 2028.

3. The Co-op Member shall also pay to the Co-op the new regular monthly housing charges on time and in full for a period of 24 months beginning July 1, 2026 up to and including June 1, 2028.
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 charges 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 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 ending the occupancy of the member unit 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 15, 2026
Date Issued

Christine Leitch
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.