



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

File Number: LTB-C-032678-26-SA

In the matter of: 15, 56 ROEHAMPTON AVE
ST CATHARINES ON L2M7S6

Between: NEIGHBOURS COMMUNITY CO-OPERATIVE
HOMES Co-op

And

Theresa Horth
Tom Fifield Co-op Member

NEIGHBOURS COMMUNITY CO-OPERATIVE HOMES (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Theresa Horth and Tom Fifield (the 'Co-op Members') because the Co-op Members failed to meet a condition specified in the order issued by the LTB on April 2, 2026, with respect to application LTB-C-006007-26. (the 'Co-op') applied for an order to terminate the tenancy and evict Theresa Horth Tom Fifield (the 'Member') because the Member did not meet a condition specified in the with respect to application .

The Co-op's application was resolved by order LTB-C-032678-26, issued on April 15, 2026. This order was issued without a hearing being held.

The Member filed a motion to set aside order LTB-C-032678-26.

This motion was heard by videoconference on June 9, 2026.

The Co-op's Agent Catherine Jolliffe, the Co-op's Legal Representative Judith Callender, and the Member attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The motion to set aside order LTB-C-032678-26, issued on April 15, 2026, is granted; the order is cancelled and replaced with the following.
2. The Member's occupancy is terminated August 31, 2026.
3. If the Member does not vacate the unit on or before August 31, 2026, then starting September 1, 2026, the Co-op may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Co-op on or after September 1, 2026.
5. The Member's deposit of \$1,155.00 shall be applied to the Housing Charge due August 1, 2026.
6. The Member has the right to give 5-days notice of termination to the Co-op; if the Member's deposit is used, the Co-op shall refund to the Member any remaining per-diem amount.

June 18, 2026
Date Issued

Diane Wade
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.