



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

File Number: LTB-C-016829-26

In the matter of: 312, 138 BELLAMY RD N
SCARBOROUGH ON M1J3N9

Between: Ujamaa Housing Co-operative Inc.

Jun 12, 2026

Co-op

And

Desiree Hurst

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 Desiree Hurst (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes.

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

The Co-op's Legal Representative Amanda Montgomery and the Co-op Member attended the hearing.

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

It is ordered on consent that:

1. The Member shall pay the Co-op \$3948.00 which represents the arrears of housing charges owing to June 30, 2026, and costs to the Co-op to file the application with the Board.
2. The Co-op's application for eviction of the Member is denied on the condition that payment is made in accordance with the following:
 - a) Pay \$79.00 each month for the period July 2026 through June 2027 on or before the 20th of each month.
 - b) Pay \$3,000.00 on or before September 30, 2026.
3. The Member shall also pay the Co-op the housing charge for the months of July 2026 through June 2027 in full, and on the first (1st) of each corresponding month, or until the arrears are paid in full, whichever date is earliest.
4. If the Member fails to make any of the payments in accordance with paragraphs 2 and 3, and by the dates required, then:

- (a) The Co-op may apply under section 94.11 of the Residential Tenancies Act, 2006 (the 'Act') for an order terminating the tenancy and evicting the Member, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Co-operative must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
- (b) The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

June 12, 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.