



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

File Number: LTB-C-035190-26

In the matter of: 2 PINE VALLEY TRAIL
GEORGETOWN ON L7G5A3

Between: Morley Mills Co-operative Homes Inc. Co-op

And

Carmen Serban Co-op Members
Costeen Serban

Morley Mills Co-operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Carmen Serban and Costeen Serban (the 'Co-op Members') because:

The Co-op also claimed compensation for each day the Co-op Members remained in the unit after the termination date.

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

The Co-op's Representative, Safia Lakhani, attended for the Co-op. The Co-op Member, Carmen Serban, on behalf of both Co-op Members, also attended the 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.

The parties agreed to the following:

1. As of the hearing date, the Co-op Members were still in possession of the member unit.
2. The current regular monthly housing charges are \$1,228.00
3. Based on the regular monthly housing charges, the daily compensation is \$40.37. This amount is calculated as follows: monthly regular monthly housing charges x 12 months, divided by 365 days.

4. The Co-op incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The Co-op Members have a credit in excess of \$186.00. This credit will be applied to the Co-op's cost of filing the application.
6. The Co-op Members are owed \$600.00 for refundable deposits for a housing charge deposit. The total refundable deposit is deducted from the amount owing by the Co-op Member.

It is ordered on consent that:

1. The Co-op Members' occupancy is terminated. The Co-op Members must move out of the member unit on or before November 30, 2026.
2. If the unit is not vacated on or before November 30, 2026, then starting December 1, 2026, the Co-op may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 December 1, 2026.
4. The Co-op Members shall pay the Co-op compensation of \$40.37 per day for the use of the unit starting June 4, 2026 until the date the Co-op Members move out of the unit.
5. The Co-op owes the Co-op Members \$600.00 for refundable deposits.
6. The Co-op shall pay to the Co-op Members \$600.00. The Co-op Members owe the Co-op daily compensation. The amount of the refundable deposit exceeds the amount owing by the Co-op Member.
7. However, the Co-op is authorized to deduct from amount owing to the Co-op Members by \$40.37 per day for compensation for the use of the unit starting June 4, 2026 to the date the Co-op Members move out of the unit.
8. The Co-op or the Co-op Members shall pay to the other any sum of money that is owed as a result of this order.

June 12, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Co-op Member expires on June 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the member unit is located.