



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

File Number: LTB-C-023112-26

In the matter of: 15 AMSTERDAM CRES
BRAMPTON ON L6X2T4

Between: By-De-Molen Co-operative Homes Inc. Co-op

And

Jennifer Eldridge Co-op Member
William Nadon

By-De-Molen Co-operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Jennifer Eldridge and William Nadon (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes.

The parties attended a Case Management Hearing on April 30, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Shadiyah Stoute. The Co-op's representative, Sara Murtadha and the Co-op Member, Jennifer Eldridge were present.

As a result of the mediation the parties requested a consent order, 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 \$2,048.00 which represents \$1,862.00 for arrears of the monthly housing charges and costs of \$186.00 for the period ending April 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:
 - \$577.00 (\$527.00 monthly housing charges + \$50.00 arrears) on or before the 1st and the 15th day of each month in equal payments commencing May 1, 2026, up to and including December 15, 2027; and
 - a final payment of \$575.00 (\$527 monthly housing charges + \$48.00 arrears) on or before January 1, 2028.

3. 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 terminating the occupancy 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 April 30, 2026.

June 15, 2026

Date Issued

Shadiyah Stoute

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.