



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

File Number: LTB-C-031779-26

In the matter of: 39, 8175 MCLEOD RD
NIAGARA FALLS ON L2H3A5

Between: Brookside Village Co-operative Homes Co-op
Inc.

And

Michael Russiani Co-op Member

Brookside Village Co-operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Michael Russiani (the 'Co-op Member') because the Co-op Member was persistently late in paying their regular monthly housing charges.

The parties mediated an agreement and wanted an order on consent documenting their agreement.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. For the duration of the occupancy, the Co-op member shall pay the regular monthly housing charge on or before the 1st day of each month starting June 1, 2026.
2. If the Co-op Member fails to comply with the conditions set out in paragraph 1 of this order, the Co-op may apply under section 94.11 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the occupancy and evicting the Co-op Member. The Co-op must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Co-op Member.
3. The Co-op member shall pay to the Co-op \$186.00, representing costs for filing the application, on or before June 15, 2026.

4. If the Co-op Member does not pay the Co-op the amount in paragraph 3 by June 15, 2026, the Landlord will owe interest. This will be simple interest calculated from June 16, 2026, at 4.00% annually on the balance outstanding.

June 19, 2026
Date Issued

Kevin Kordahi
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.