



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

File Number: LTB-C-033656-26

In the matter of: 9, 225 COUNTRY HILL DR
KITCHENER ON N2E3J7

Between: Aventine Co-Operative Homes Inc. Co-op

And

Jessica Power Co-op Member

Aventine Co-Operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Jessica Power (the 'Co-op Member') because the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes.

A Case Management Hearing was held on May 20, 2026. Only the Co-op's representative, Kimberly Holleran, were present.

As of 11:15 am, the Co-op Member was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Co-op's evidence.

Determinations:

1. The Co-op served the Co-op Member with a valid Notice to End Occupancy for Non-payment of Regular Monthly Housing Charges (N4C Notice). The Co-op Member did not void the notice by paying the amount of regular housing charges owing by the termination date in the N4C Notice or before the date the application was filed.
2. The Co-op Member did not file a response to the application. Therefore, they are deemed to have accepted all the facts and allegations in the application pursuant to Rule 12.5 of the LTB's Rules of Procedure.
3. As of the hearing date, the Co-op Member was still in possession of the member unit.
4. The regular monthly housing charge is \$1,325.00. It is due on the 1st day of each month.
5. The regular monthly housing charges owing to May 20, 2026 are \$12,192.00.
6. The Co-op incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. There is a \$1,325.00 refundable deposit being held by the Co-op.

8. The parties have entered into a payment agreement on May 14, 2026, and a signed copy was filed with the board. Pursuant to s.94.12(2) of the *RTA*, I issued an order based on this agreement since this was not prejudicial, but was, in fact, beneficial to the Co-op Member.

It is ordered that:

1. The Co-op Member shall pay to the Co-op **\$12,378.00** for outstanding housing charges up to May 31, 2026, and costs for filing the application.
2. The Co-op Member shall pay to the Co-op the amount set out in paragraph 1 in accordance with the following schedule:
 - \$481.00 on or before May 22, 2026.
 - \$400.00 on or before the 19th day of each month for the period June 19, 2026, up to and including December 19, 2028.
 - \$378.00 on or before January 19, 2029.
3. The Co-op Member shall pay the regular monthly housing charge for June 2026 on or before June 5, 2026.
4. The Co-op Member shall also pay the Co-op the regular monthly housing charges in, full and on time, beginning July 1, 2026, up to and including January 1, 2029, or until the arrears are paid in full, whichever date is earliest.
5. If the Co-op Member fails to make any one of the payments in accordance with this order, then the outstanding balance 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 Co-op Member's occupancy and evicting the Co-op Member and requiring that the Co-op Member pay any new regular monthly housing charges and other housing charges, other than any refundable amounts, that arose after May 31, 2026.

June 17, 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.