



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

File Number: LTB-C-039002-26

In the matter of: 302, 5 FORTY THIRD ST
ETOBICOKE ON M8W3P7

Between: Forty Third Housing Co-operative Inc. Co-op

And

Paul Smith Co-op Member

Forty Third Housing Co-operative Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Paul Smith (the 'Co-op Member') because:

- the Co-op Member did not pay the regular monthly housing charges that the Co-op Member owes, and (C1 Application)
- the Co-op Member has been persistently late in paying the Co-op Member's regular monthly housing charges. (C2 Application)

The Co-op also claimed other housing charges on the application.

A Case Management Hearing ("CMH") was held by videoconference on June 22, 2026, commencing at 9:00 am. The Legal Representative for Co-op, Hunter Stone, and M. Hiramoto, with the Co-op Agent, Carla Pererra, attended. The Co-op Member attended and was self-represented.

After reviewing the materials submitted and hearing the submissions presented at the CMH, I am satisfied that the Co-op and the Co-op Member agree that the Co-op Member owes the Co-op \$2,543.00 to the hearing date.

The parties agreed to resolve the issues in the application and further agreed that an order on consent would be issued.

It is ordered on consent that:

1. The Co-op Member shall pay the Co-op \$2,543.00. This amount represents \$2,357.00 for the arrears of regular monthly housing charges to June 30, 2026, and the \$186.00 application filing fee.
2. The Co-op Member shall pay the Co-op the amount set out in paragraph 1 as follows:
 - \$212.00 on or before the 15th day of each month commencing July 15, 2026, and for the next 11 months up to and including May 15, 2027; and

- \$211.00 on or before June 15, 2027, for the balance of the outstanding amount owed.
3. The Co-op Member shall pay the regular monthly housing charges on time and in full as it comes due and owing by the 1st day of each month, for a 12-month period commencing July 2026 to June 2027.
 4. If the Co-op Member fails to make any of the payments as set out in 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 the Co-op Member's failure to make a payment. This application is made to the LTB without notice to the Co-op Member.

June 29, 2026
Date Issued

Eno Ubia
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.