



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

File Number: LTB-C-041639-26

In the matter of: 41, 777 OXFORD ST
OSHAWA ON L1J6G9

Between: Lawlor Court Cooperative Homes Inc. Co-op

And

Cassandra Elwell Co-op Members
Jeromy Davis

Lawlor Court Cooperative Homes Inc. (the 'Co-op') applied to the Landlord and Tenant Board ('LTB') for an order to end the occupancy of the member unit and evict Cassandra Elwell and Jeromy Davis (the 'Co-op Members') because of persistent late payment of regular monthly housing charges.

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 24, 2026.

Jennifer Gillis, Licenced Paralegal, represented the Co-op. The Co-op Members attended and were self-represented.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent of the parties, it is ordered that:

1. The Co-Op Members shall pay their regular monthly housing charges on or before the 1st day of each month starting July 2026 through to and including June 2027.
2. If the Co-op Members fail 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 Members. 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 Members.

3. The Co-op Members shall pay to the Co-op \$186.00 for the cost of filing the application as follows:
 - \$62.00 on or before July 17, 2026;
 - \$62.00 on or before August 17, 2026; and
 - \$62.00 on or before September 17, 2026.
4. If the Co-op Members do not pay the Co-op the full amount owing in accordance with paragraph 3 of this order, the Co-op Members will start to owe interest. This will be simple interest calculated at 4% annually on the balance outstanding from the date following the day of the breach until the amount has been paid in full.

June 26, 2026
Date Issued

Joanne Lolato
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.