



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

File Number: LTB-C-083993-25

In the matter of: 52, 777 OXFORD ST
OSHAWA ON L1J6G9

Between: Lawlor Court Cooperative Inc Co-op

And

Ashley Noseworthy Co-op Member

Lawlor Court Cooperative Inc (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Ashley Noseworthy (the 'Co-op Member') because:

- the Co-op Member, another occupant of the member unit or someone the Co-op Member permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Co-op or another member of the Co-op or occupant of the residential complex.
- the Co-op Member has been persistently late in paying the Co-op Member's regular monthly housing charges.

A Case Management Hearing (CMH) was held on December 22, 2025, by video conference.

Legal Representative Carrie Aylwin and Agent Frank Cormier attended for the Co-op. The Co-op Member also attended the CMH.

At the Case Management Hearing, the parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application instead of a merit hearing.

It is ordered on consent that:

1. For an 18-month period starting December 22, 2025, to June 21, 2027, the Co-op Member shall ensure that they, their guests or other occupants of the member unit refrain from all behaviors outlined in the originating N5C Notice by the Co-op to End your Occupancy including:

- a. Loud noise, loud music, thumping and screaming.
 - b. Late night vacuuming.
 - c. Permitting the dog(s) to urinate and/or defecate in the common areas and if the dog(s) do, it will be cleaned right up.
 - d. Storing items, bags or garbage in the common areas.
 - e. Permitting children in the common areas unsupervised.
 - f. Throwing anything over the balcony including garbage and cigarette butts.
2. The Co-op Member shall pay the Co-op the regular monthly housing charge in full and on or before the 1st day of the month for 18 months starting January 2026, to June 2027.
3. If the Co-op Member fails to comply with the conditions set out in paragraph 1 or 2 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.
4. The Co-op Member shall pay to the Co-op \$186.00 for the cost of filing the application as follows: 12 payments of \$15.50 on or before the 20th of each month starting February 20, 2026, to January 20, 2027.
5. If the Tenant fails to make the payment in paragraph 4 above, the full balance owing becomes due and payable immediately and the Tenant will start to owe interest. This will be simple interest calculated from the date of the missed payment at 4.00% annually on the balance outstanding.

January 6, 2026

Date Issued

Melinda Jamieson

Hearing 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.