



Order under Section 94.7
Residential Tenancies Act, 2006

File Number: LTB-C-074908-25

In the matter of: 2345 LAKE SHORE BLVD W, Unit 208
ETOBICOKE, ON, M8V1B7

Between: Kilcooley Gardens Co-operative Inc. Co-op

and

Vanessa Jones Co-op Member

- [1] The Applicant Co-op applied to the Landlord and Tenant Board (“LTB”) pursuant to subsection 94.7 of the Residential Tenancies Act, 2006, S.O. 2006, c.17 as amended (“RTA”), for an order to end the occupancy of the member unit and evict the Co-op Member because the conduct of the Co-op Member, another occupant of the member unit or a person permitted in the residential complex by the Co-op Member is such that it substantially interferes with the reasonable enjoyment of the residential complex for all usual purposes by the Co-op or another Member of the Co-op or occupant OR substantially interferes with another lawful right, privilege or interest of the co-operative or another member or occupant.
- [2] A Case Management Hearing (“CMH”) was held on December 22, 2025, at 11:00 a.m. via videoconference line VC141. The Co-op was represented by licensed paralegal Hunter Stone. Teuta Kosta was also present on behalf of the Co-op. The Co-op Member was present and self-represented.
- [3] The parties agreed to resolve all the issues in the application and further agreed to the Landlord and Tenant Board 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, it is ordered that:

1. For a period of 12 months commencing December 22, 2025:
 - a. The Co-op Member agrees that she will, at all times, keep noise emanating from the Unit to a reasonable level such that it is inaudible outside her unit. In particular,

music, television, and voices must not be audible in neighbouring units or common areas at any time of day or night.

- b. The Co-op Member agrees that she will not harass, threaten, insult, or use abusive, aggressive, profane, or discriminatory language toward any other member, occupant, staff, or Board member of the Co-operative, whether in person, by phone, text, email, or any other means.
 - c. The Co-op Member agrees to comply with Articles 7.1 (Prohibited Conduct), 7.2 (Human Rights), and 7.3 (Violence) of the Co-operative's Occupancy By-law at all times.
2. Section 94.11 of the RTA applies to this agreement. If the Co-op Member fails to comply with any of the terms and conditions in this agreement related to the issues of this application, the Co-op may apply to the Landlord and Tenant Board, without notice to the Co-op Member, for an order to terminate the occupancy and to evict the Co-op Member. The Co-op must make this application no later than 30 days after the Co-op Member fails to comply with a term or condition in this agreement.

January 08, 2026
Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

Nick Vescio
Hearing Officer, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.