



**Order under Section 94.11(1)
Residential Tenancies Act, 2006**

File Number: LTB-C-003053-26

In the matter of: 1401, 484 Church Street
Toronto ON M4Y 2C7

Between: City Park Co-operative Apartments Inc. Co-op

And

Yehoshuwa Wisdom Co-op Member

City Park Co-operative Apartments Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Yehoshuwa Wisdom (the 'Co-op Member') because the Co-op Member failed to meet a condition specified in the order issued by the Board with respect to application LTB-C-075873-24.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Co-op can apply to the LTB under section 94.11 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Co-op Member to terminate the occupancy and evict the Co-op Member if the Co-op Member does not meet certain condition(s) in the order. This application was filed within 30 days of the breach.

The breach

2. I find that the Co-op Member did not meet the following condition specified in the order: on January 8, 2026, the Co-op Member threatened to punch another Member in the face. The Co-op Member's conduct has substantially interfered with the reasonable enjoyment of another Co-op Member.

It is ordered that:

1. The Co-op Member's occupancy is terminated. The Co-op Member must move out of the member unit on or before January 26, 2026.
2. If the unit is not vacated on or before January 26, 2026, then starting January 27, 2026, the Co-op may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Co-op on or after January 27, 2026.

January 15, 2026

Date Issued

Egya Sangmuah

Vice Chair, 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.

The Co-op Member has until January 25, 2026, to file a motion with the LTB to set aside the order under s. 94.11(3) of the Act. If the Co-op Member files the motion by January 25, 2026, the order will be stayed, and the LTB will schedule a hearing.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on July 27, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the member unit is located.