

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

File Number: LTB-C-031433-25

In the matter of: Unit 16, 634 ERB ST W
WATERLOO ON N2T2L6

Between: Needlewood Glen Housing Co-
Operative Inc. Co-op

And

Amanda Johnson Co-op Member

Needlewood Glen Housing Co-Operative Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Amanda Johnson (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 also claimed compensation for each day the Co-op Member remained in the unit after the termination date.

This application was heard by videoconference on January 13, 2026.

S. Sutherland, legal representative, and A. Rivero, Agent, attended for the Co-op. The Co-op Member also attended the hearing.

The parties before Board entered into the following consent order. I was satisfied the parties understood the consequences of the joint submission.

On consent it is ordered that:

1. The Co-op Member's occupancy continues if the Co-op Member meets the conditions set out below.
2. Effective immediately and for a 12-month period:

- a) the Co-op Member, the Co-op Member's occupants and or guests shall have zero contact with the residents, occupants of unit 10.
 - b) the Co-op Member's guest, Reed Campbell senior, is permitted to enter the residential complex for the purposes of visiting his children and for assistance with parental obligations. Overnight visits are prohibited.
 - c) the Co-op Member, the Co-op Member's occupants and or guests, including Reed Campbell senior, shall comply with all Co-op By-law.
3. If the Co-op Member fails to comply with the conditions set out in paragraph 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 also pay to the Co-op \$186.00 for the cost of filing the application no later than January 20, 2026.

January 20, 2026
Date Issued

Mayra Sawicki
Member, 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.