



**Order under Section 94.7 / 94.15
Residential Tenancies Act, 2006**

File Number: LTB-C-070798-23

In the matter of: 619, 31 Alexander Street
Toronto Ontario M4Y1B2

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

And

Robert Johnson 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 Robert 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 wilfully or negligently caused damage to the premises.

The Co-op also claimed compensation for each day the Co-op Member remained in the unit after the termination date.

The Co-op also applied for an order requiring the Co-op Member to pay the Co-op's reasonable out-of-pocket costs the Co-op has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Co-op Member, another occupant of the member unit or someone the Co-op Member permitted in the residential complex.

A Case Management Hearing was held on June 13, 2024. The parties were unable to resolve the application. Therefore, the matter proceeded to a merits hearing.

This application was heard by videoconference on January 20, 2026.

Karanvir Bajwa, general manager for the Co-op, attended for the Co-op. The Co-op Member attended the hearing. The Co-op's Legal Representative, Michael Hackl, and the Co-op Member's Legal Representative, Victoria Peter, also attended the hearing.

The parties before the LTB consented to the following order. I was satisfied that the parties understood the consequences of the joint submission.

On consent it is ordered that:

1. The Co-op Member shall pay to the Co-op \$655.40, which represents the reasonable costs the Co-op has incurred as a result of the damage.
2. The Co-op Member shall also pay to the Co-op \$201.00 for the costs of filing the application.
3. The total amount the Co-op Member owes the Co-op is \$856.40.
4. If the Co-op Member does not pay the Co-op the full amount owing on or before February 10, 2026, the Co-op Member will start to owe interest. This will be simple interest calculated from February 11, 2026 at 4.00% annually on the balance outstanding.

January 29, 2026

Date Issued

Vicky Liu

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.