



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

File Number: LTB-C-091386-25

In the matter of: 3, 90 CHAPMAN CRT
LONDON ON N6G4X5

Between: Bridge End Housing Co-operative Inc. Co-op

And

Azina Bangine Co-op Member

Bridge End Housing Co-operative Inc. (the 'Co-op') applied for an order to end the occupancy of the Co-op Member unit and evict Azina Bangine (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, was such that it substantially interfered with the reasonable enjoyment of the residential complex for all usual purposes by the co-operative or another member of the co-operative or occupant of the residential complex or substantially interfered with another lawful right, privilege or interest of the co-operative or another such member or occupant.

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.

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

A Case Management Hearing was held on January 26, 2026. The Co-op's agent Shana Brady, the Co-op's representative Thomas Schoenleber, the Co-op Member Azina Bangine, and her support persons Jessica Parent and Diana Senese participated at the Case Management Hearing.

The parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. For the duration of the occupancy, the Co-op Member, her guests, or any occupants she permits in the member unit, shall not substantially interfere with the reasonable enjoyment, lawful right privilege or interest of the Co-op or another member or occupant in the residential complex. This includes but is not limited to:
 - a) Engaging in any of the behaviours as listed in the N5c issued on October 17, 2025, and October 29, 2025.
 - b) The Co-op Member being responsible for police attendance based on the Co-op Member's decisions to provide entry or access to individuals who cause disturbances. This does not include incidents where the Co-op Member contacts the police to prevent certain individuals to access the complex or her unit.
 - c) Engaging in any threatening or aggressive behaviours towards other members of the co-op.
2. The Co-op Member shall pay to the Co-op \$1,030.56, which represents the reasonable costs the Co-op has incurred or will incur as a result of the damage.
3. The Co-op Member shall pay to the Co-op \$186.00 for the cost of filing the application.
4. The Co-op Member shall pay the Co-op a total of \$1,216.56. Starting January 31, 2026, for a period of 8 consecutive months, the Co-op Member shall make monthly payments of \$150.00 to the Co-op due on or before the last day of each month. The Co-op Member shall make one last payment of \$16.56 due on or before the 30th of the 9th month (September 30, 2026).
5. Section 94(11) of the RTA applies to this Order. If the Co-op Member fails to comply with paragraphs 1 and 4 of this order, the Co-op may, without notice to the Co-op Member, apply to the LTB for an Order terminating the Co-op Member's occupancy rights and evicting the Co-op Member. The Co-op must make this application no later than 30 days after the Co-op Member's failure to comply. The balance owing under paragraph 4 of this order shall become payable on the day following the date of the breach. The monies owing shall bear interest at the post-

judgment interest rate determined under subsection 207(7) of the Act. The Co-op has the right to collect the balance outstanding under this Order on Consent.

January 28, 2026

Date Issued

Isabelle Bouvier

Hearings 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.