



Order under Section 94.7
Residential Tenancies Act, 2006

File Number: LTB-C-106002-25

In the matter of: 32, 7645 PREAKNESS ST
NIAGARA FALLS, ON L2H3A8

Between: Skyline Co-operative Homes Inc. Co-op

and

Tracy Bonin 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 February 19, 2026, at 2:00 p.m. via videoconference line VC163. The Co-op was represented by licensed paralegal Judith Callender. The Co-op Member was present and assisted by licensed paralegal Amanda Brown.
- [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. There shall be no further disturbances for the duration of the occupancy including:
 - a. No noise disturbances including yelling, banging, loud music/other devices; slamming, dogs barking or fighting in the housing unit

- b. Dogs to be leashed and under control of a competent adult person at all times while in the common areas of the housing community
 - c. Neither the Member nor her guests or occupants are to communicate with the member in unit 31 (or her guests or occupants) including verbal, written or physical gestures while in the housing community or within her housing unit
2. The Co-op Member has agreed to pay the Co-op the application fee in the amount of \$186.00 by no later than March 31, 2026.
3. 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.

March 02, 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.