



Order under Section 94.7 Residential Tenancies Act, 2006

File Number: LTB-C-006007-26

In the matter of: 15, 56 ROEHAMPTON AVE
ST CATHARINES ON L2M7S6

Between: Neighbours Community Co-operative Homes Co-op
Inc.

And

Theresa Horth Co-op Members
Tom Fifield

Neighbours Community Co-operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Theresa Horth and Tom Fifield (the 'Co-op Members') because the Co-op Members, another occupant of the member unit or someone the Co-op Members 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.

A Case Management Hearing was held on March 26, 2026.

Catherine Joliffe (Co-op), Judith Callender (Legal representative for Co-op) and the Co-op Member Theresa Horth on behalf of both Co-op Members attended the hearing. The parties agreed to resolve the Co-op's application by way of an Order on consent.

It is ordered on consent hat:

1. The Co-op Members' occupancy continues if the Co-op Members meet the conditions set out below.
2. Starting on March 26, 2026 and continuing for the duration for the Co-op Members' occupancy, the Co-op Members, their guests/visitors or other occupants will cease any verbal abuse, personal attacks, threats and intimidation towards other members, their children and guests, this includes but is not limited to yelling, screaming, uttering profanities making false or derogatory comments, taking photos and/or videos of other Co-op members, their children and guests without their consent.

3. If the Co-op Members fail 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 Members shall pay to the Co-op \$186.00 for the cost of filing the application.
5. If the Co-op Members do not pay the Co-op the full amount owing in paragraph 4 on or before April 30, 2026, the Co-op Members will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.

April 2, 2026
Date Issued

Diego Fernandez-Stoll

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.