



**Order under Section 94.11(1)
Residential Tenancies Act, 2006**

File Number: LTB-C-036462-26

In the matter of: 52, 777 OXFORD ST
OSHAWA ON L1J6G9

Between: Lowler Court Cooperative Inc. Co-op

And

Ashley Noseworthy Co-op Member

Lowler Court Cooperative Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Ashley Noseworthy (the 'Co-op Member') because the Co-op Member failed to meet a condition specified in the order issued by the LTB on January 6, 2026, with respect to application LTB-C-083993-25.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Co-op can apply to the LTB under section 94.11 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Co-op Member to terminate the occupancy and evict the Co-op Member if the Co-op Member does not meet certain condition(s) in the order. This application was filed within 30 days of the breach.

The breach

2. I find that the Co-op Member did not meet the following condition specified in the order: on April 6, 2026, after midnight and into the morning loud banging noises and loud voices emanated from the Member's unit and on April 14, 2026, between 1.00 am and 4.00 am, the Co-op Member and her guests played loud music and talked loudly on the balcony of the Member unit. The Co-op Member's conduct has substantially interfered with the reasonable enjoyment of other Co-op Members.

It is ordered that:

1. The Co-op Member's occupancy is terminated. The Co-op Member must move out of the member unit on or before May 10, 2026.

2. If the unit is not vacated on or before May 10, 2026, then starting May 11, 2026, the Co-op may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Co-op on or after May 11, 2026.

April 29, 2026

Date Issued

Egya Sangmuah

Vice Chair, 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.

The Co-op Member has until May 9, 2026, to file a motion with the LTB to set aside the order under s. 94.11(3) of the Act. If the Co-op Member files the motion by May 9, 2026, the order will be stayed, and the LTB will schedule a hearing.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 11, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the member unit is located.