



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

File Number: LTB-C-016941-26

In the matter of: 22, 3019 FAIRLEA CRES
OTTAWA ON K1V0N8

Between: FAIRLEA PARK HOUSING CO-OPERATIVE INC. Co-op

And

DOUGLAS THEW Co-op Members
EDWARD THEW

FAIRLEA PARK HOUSING CO-OPERATIVE INC. (the 'Co-op') applied to the Landlord and Tenant Board (LTB) for an order to end the occupancy of the member unit and evict DOUGLAS THEW, and EDWARD THEW, (the 'Co-op Member') because:

- the Co-op Members, another occupant of the member unit or someone the Co-op Member 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.

FAIRLEA PARK HOUSING CO-OPERATIVE INC. (the 'Co-op') applied for an order requiring DOUGLAS THEW, EDWARD THEW, (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 April 20, 2026. The Co-op's representative Marie Galevski, the Co-op's agents Koontee Balgobin, Penelope Kandial, the Co-op Member's representative David Danielson and the Co-op Members were present.

The parties agree to resolve all issues in relation to this application.

Agreed Facts:

1. The parties agree that the Co-op Members membership is reinstated unless the order is breached.
2. The parties agree that consenting to this order is not an admission of fact.
3. The Co-op incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Co-op Members and/or their guest shall not substantially interfere with the reasonable enjoyment of other Members, the Co-op and/or agents of the Cooperative by ensuring to adhere to following order.
2. Starting April 20, 2026, and for a 12-month period:
 - a) the Co-op Members shall keep their unit in a state of ordinary cleanliness.
 - b) The Cooperative may complete an inspection every three months. The Cooperative shall provide the Cooperative Members with the required 24 hours notice as required under the *Residential Tenancies Act, 2006*. The inspection shall be reasonable, nonintrusive and comply with the *Residential Tenancies Act, 2006*.
3. The Cooperative shall waive any costs in relation to the damages to the window.
4. The Co-op Members shall pay to the Co-op \$186.00 for the cost of filing the application. Payment shall be made as follows
 - a) \$93.00 on or before May 15, 2026.
 - b) \$93.00 on or before June 15, 2026.
5. If the Co-op Members fail to comply with the conditions set out paragraphs 1-2 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 Members. 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 Members.

6. If the Co-op members fails to make any payments as set out in paragraph 4 of this order, then the outstanding amount shall become payable, together with simple interest, calculated from the day after the default. The amount owing shall bear interest at the post-judgment rate determined under subsection 207(7) of the *Residential Tenancies Act 2006*.

May 4, 2026
Date Issued

Dillanique Knight
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.